









This three bedroom semi-detached home, provides spacious accommodation and great potential. Internally there is an entrance lobby, hall, lounge and a kitchen / diner whilst to the first floor there are three bedrooms, bathroom and separate w.c. Externally there is a shared driveway and a lawned garden to the rear. Conveniently situated in the residential area of Hendon the property provides easy access to Sunderland City Centre, close to schools and a range of local amenities. Available for sale with no upper chain involved, early viewing is recommended.

THE PROPERTY COULD ACHIEVE A POTENTIAL RENTAL INCOME OF £695-£750 IF DONE TO A HIGH STANDARD

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via single glazed entrance door to

Entrance Lobby

There is an inner door connecting through to the hall.

Hall



Staircase to the first floor, radiator and doors leading off to the lounge and kitchen/diner.

Lounge 12'5" x 12'6"



Double glazed window to the front and a radiator.

Kitchen/Diner 10'5" x 10'9" extending to 15'8"



Fitted with wall and base units with work surface over, incorporating a sink and drainer unit, space has been provided for the inclusion of a cooker, fridge, freezer and washing machine, there is a wall mounted central heating boiler, radiator, double glazed window to the rear, built in cupboard and door to the rear porch.

Rear Porch

Double glazed windows and a double glazed door to the rear garden.

First Floor Landing

With an airing cupboard and doors to the three bedrooms, bathroom and separate WC.

Bedroom 1 12'8" x 8'9"



Two double glazed windows to the front and built in wardrobe.

Bedroom 2 10'9" x 7'9"



Double glazed window to the rear, radiator and built in cupboard.

Bedroom 3 9'9" x 6'8"



Double glazed window to the front.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Bathroom



Wash hand basin and bath with electric shower over, there is radiator and double glazed window.

Separate WC

Fitted WC and a double glazed window.

Outside



There is a lawned garden to the front, a shared driveway also to the front and to the rear a generous garden laid mainly to lawn.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band A

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd.

Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Fawcett Street Viewings

To arrange an appointment to view this property please

Visit www.peterheron.co.uk or call 0191 510 3323

MAIN ROOMS AND DIMENSIONS

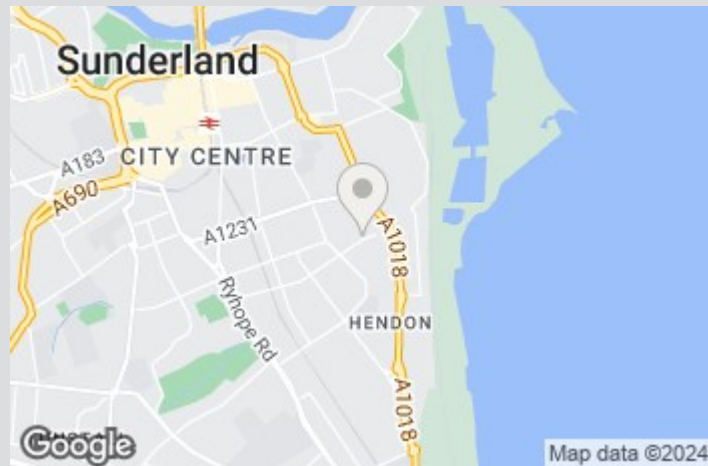
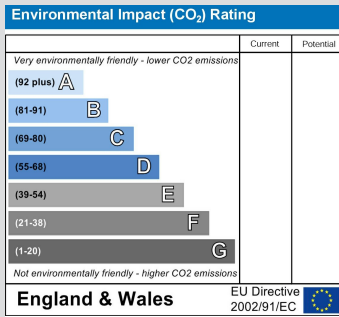
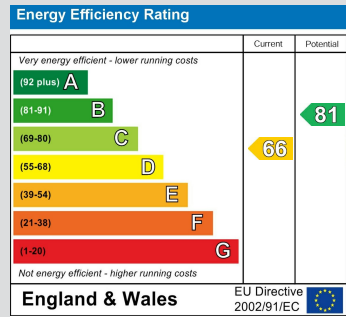
contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

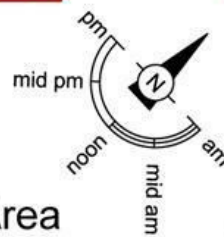


Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor
Approximate Floor Area
(41.89 sq.m)



First Floor
Approximate Floor Area
(40.06 sq.m)

135 Gray Road