









An attractive three bedroom semi-detached house, situated on the ever popular Leechmere Road. The accommodation on the ground floor comprises of an entrance porch, hall with staircase to the first floor, lounge, dining room, kitchen and a useful utility. On the first floor there are three bedrooms and a family bathroom/wc. Externally there is a driveway, an attached single garage and lawned gardens to the front and rear. Ideally positioned for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. With no upper chain involved, early viewing recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via a double glazed entrance door to

Entrance Porch

Access via double glazed entrance door, there are double glazed windows and an inner door leading through to the hall.

Hallway



With a radiator, a staircase to the first floor and doors connecting off to the lounge and to the kitchen.

Lounge 11'6" into alcove x 14'7" max



Double glazed window to the front, radiator, feature fireplace and a door to the dining room.

Dining Room 10'3" x 9'2"



Double glazed window to the rear, a radiator and a door to the kitchen.

Kitchen 10'2" x 8'3"



With fitted wall and base units with work surface over incorporating a sink and drainer unit, space has been provided for the inclusion of a cooker and a fridge freezer, there is a double glazed window to the rear and a door to the utility.

Utility 8'5" x 7'5"



With fitted units and a Belfast sink unit, space has been provided for the inclusion of a washing machine, there is a door to the rear garden, a double glazed window to the rear and an internal door to the garage.

First Floor Landing



With a double glazed window to the side, a radiator, an airing cupboard housing the boiler and doors leading off to the bedrooms and bathroom.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 15'8" max x 10'7"



Double glazed window to the front.

Bedroom 2 6'9" x 9'4"



Double glazed window to the rear and a radiator.

Bedroom 3 7'1" x 8'3" max



Double glazed window to the front.

Bathroom



Three piece suite with a low level WC, pedestal wash hand basin and panel bath, there are part tiled walls, a radiator and a double glazed window.

Outside



There are lawned gardens to the front and rear, and to the front there is a driveway providing off street parking and access to the garage.

Garage 17'4" x 7'7"

An attached garage with up and over access door, single glazed window and an internal door to the utility.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised the Lease Term is 999 years and the Ground Rent is £8.00 approx. per annum. We are waiting solicitors confirm outstanding information on the lease.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band C.

MAIN ROOMS AND DIMENSIONS

Important Notice

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. 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.

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 £210.00 by Movewithus Ltd.

Fawcett Street Viewings

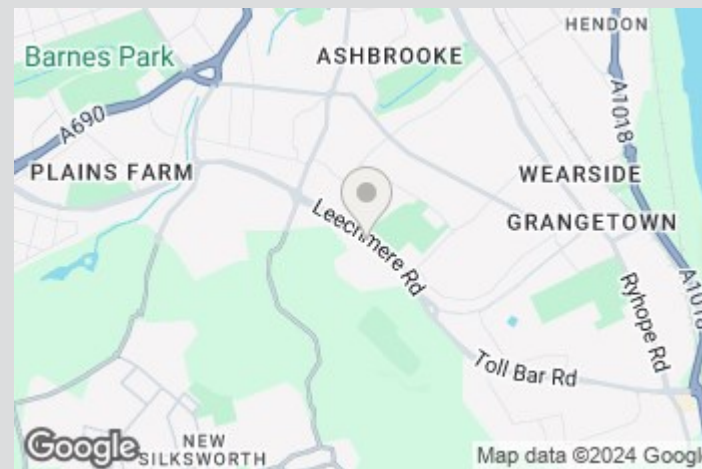
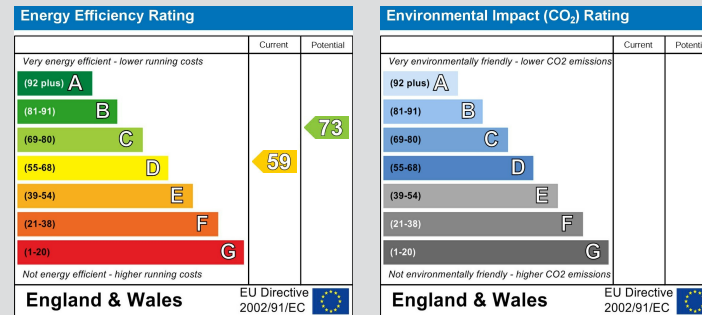
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.



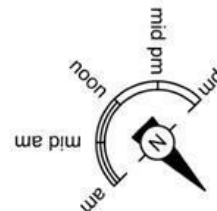
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Ground Floor
Approximate Floor Area
(49.5 sq.m)



First Floor
Approximate Floor Area
(40.7 sq.m)



137 Leechmere Road