















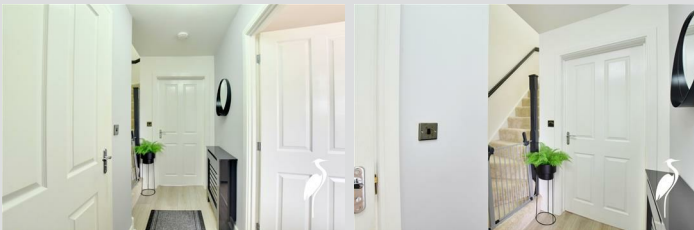
A very well presented end terraced home, occupying a superb position overlooking open fields in this attractive modern development. The accommodation comprises entrance hall, lounge/diner with French doors into rear garden, modern kitchen and ground floor WC, three first floor bedrooms, the master boasting en-suite shower room and a separate bathroom. Externally there is a driveway providing off street parking and a lawned garden to the rear. Well positioned for local amenities as well as offering excellent links to major road connections. Early viewing is essential!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

### Entrance Hall



Radiator and stairs to first floor

### Lounge/Diner 16'2" x 15'1"



Double glazed window and UPVC French doors to rear, radiator, built in shelving and storage unit. Storage cupboard.

### Kitchen 9'8" x 9'0"



Range of wall and base units with wood effect countertops over incorporating a 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood. Space for washing machine and fridge freezer. Double glazed window to front and radiator.

## Ground Floor WC



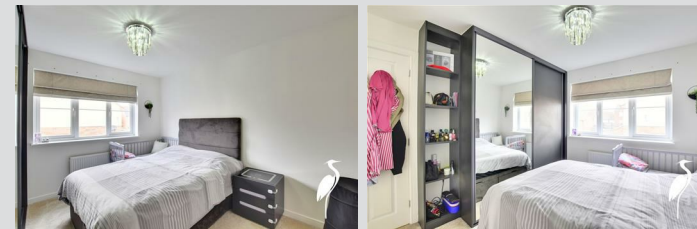
Low level WC and washbasin, radiator and double glazed window.

## First Floor Landing



Storage cupboard and access to loft.

## Bedroom 1 11'10" x 9'8"



Double glazed window to rear, radiator and built in mirrored sliding door wardrobes. Door to en-suite.

## En-Suite Shower Room



Low level WC, washbasin and walk in shower cubicle, radiator.

## Bedroom 2 9'8" x 9'1"



Double glazed window to front and radiator.

Visit [www.peterheron.co.uk](http://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

## Bedroom 3 7'11" x 6'7"



Double glazed window to and radiator.

## Bathroom



Low level WC, washbasin and bath with shower over, radiator and double glazed window.

## Outside



Low maintenance front garden with a driveway providing off street parking, whilst to the rear a lawned garden.

## Council Tax Band

The Council Tax Band is Band B.

## Tenure Freehold

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

## Important Notice - Particulars

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 £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

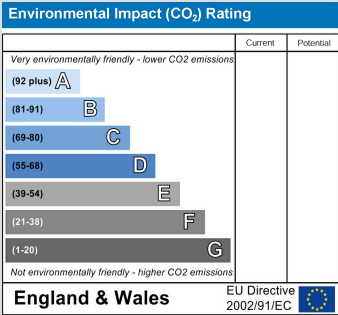
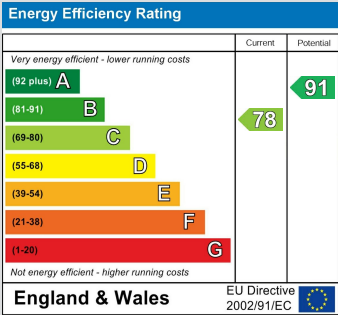
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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](http://www.peterheron.co.uk) or call 0191 510 3323

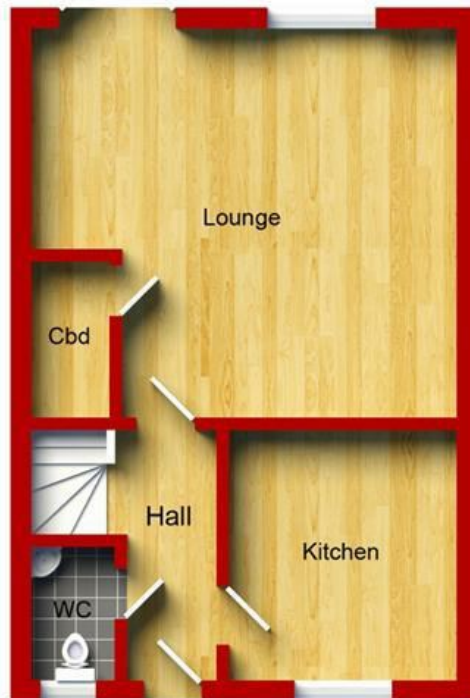
Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

## MAIN ROOMS AND DIMENSIONS



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **0191 510 3323**

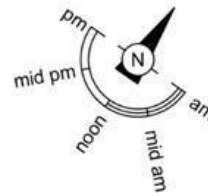
**Tried. Trusted. Recommended.** **City Branch** 20 Fawcett Street Sunderland SR1 1RH **Fulwell Branch** 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor  
Approximate Floor Area  
(39.60 sq.m)



First Floor  
Approximate Floor Area  
(39.60 sq.m)



15 Headlam