

This three bedroom mid terrace house is offered for sale with no upward chain. The accommodation is arranged over two floors and comprises entrance hall, lounge, breakfasting kitchen, three bedrooms and bathroom all benefiting from UPVC double glazing and gas central heating. Externally there are gardens to the front and rear along with a driveway and garage. Situated in the sought after suburb of Fulwell the property is close to all local amenities, has excellent transport links to Sunderland city centre and local road networks. Early viewing is recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Hall



Radiator, staircase to first floor with understairs storage cupboard.

Lounge 14'3" into bay x 11'6"



Double glazed bay window to front, two radiators and door leading through to

Breakfasting Kitchen 11'5" x 10'8"



Fitted wall and base units with work surfaces over incorporating sink unit, integrated appliances include electric oven and electric hob with extractor over, space for fridge freezer and washing machine, double glazed window to rear, double glazed door to rear, radiator and wall mounted central heating boiler.

First Floor Landing

Bedroom 1 11'4" x 11'2"



Double glazed window to front, radiator and built in wardrobe.

Bedroom 2 11'2" x 9'10"



Double glazed window to rear, radiator and built in wardrobe.

Bedroom 3 8'6" x 9'10"



Approximate measurement as sloping ceiling. Velux window and radiator.

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MAIN ROOMS AND DIMENSIONS

Family Bathroom



Low level WC, pedestal washbasin and panel bath with mains shower over, built in cupboard, Velux window and radiator.

Outside



To the rear there is a lawned garden and a driveway providing off street parking with access to an integral GARAGE with up and over access door.

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.

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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.

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Sea Road Viewings

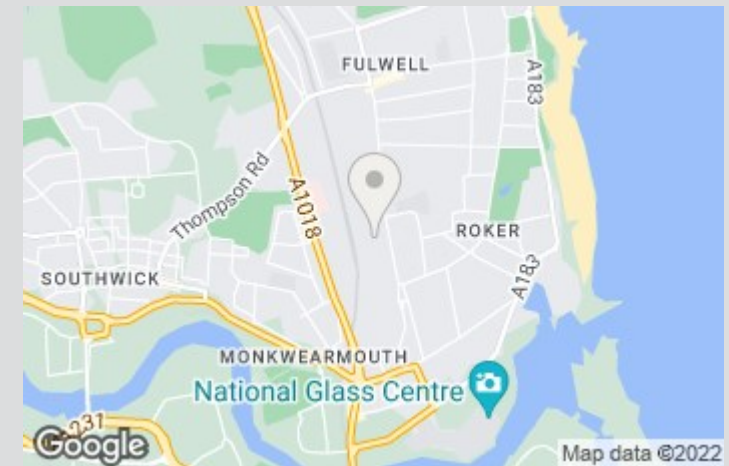
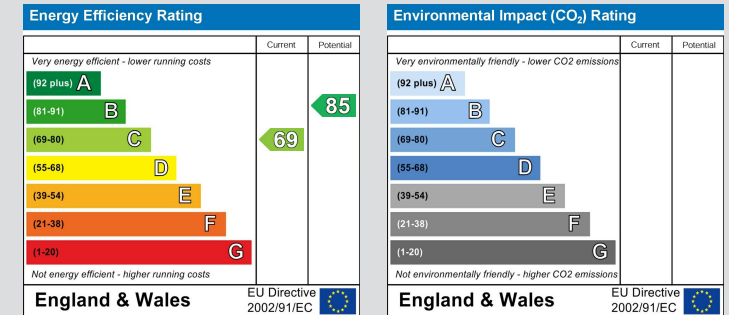
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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