









A spacious and beautifully presented three bedroom semi-detached home, featuring generous rooms, a superb modern kitchen / diner, garden room, driveway, garage and delightful garden. Internally the attractive accommodation on the ground floor includes an entrance lobby, lounge, kitchen / diner, a garden room and a downstairs wc. To the first floor there is a modern family bathroom/wc and three generous bedrooms, one with fixed steps leading up to an excellent loft area. Externally there is a garden to the front with a driveway, a detached single garage and to the rear a wonderful, low maintenance garden with a patio, decking and gravelled areas as well as a superb bar / entertaining area. This location is ideal for access to local amenities, shops and schools as well as offering excellent connections to Sunderland City Centre and major road links. Viewing essential to appreciate the accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Lobby

Staircase to first floor and door to lounge.

Lounge 14'2" x 13'8"



Double glazed bow window to front, radiator, built in cupboard and door leading through to kitchen/diner.

Kitchen/Diner 18'11" x 8'11"



Fitted with a range of wall and base units with wood work surfaces over incorporating a Belfast style sink unit, space for a range style cooker, fridge freezer and washing machine, double glazed window to rear, double glazed French door to garden room. Door to WC.

Ground Floor WC



Low level WC and mini washbasin, double glazed window.

Garden Room 11'2" x 8'9"



Double glazed French door leading out onto rear steps. Double glazed windows and radiator.

First Floor Landing

Double glazed window to side.

Bedroom 1 10'9" x 8'2" not including robes



Double glazed window to front, radiator and fitted sliding door wardrobes.

Bedroom 2 9'11" x 8'11"



Double glazed window to rear and radiator.

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

Bedroom 3 12'5" x 8'8"



Maximum measurements including fixed steps. Double glazed window to rear, radiator, built in cupboard and fixed steps leading up to loft space.

Bathroom



Low level WC, washbasin set into vanity unit and panel bath with mains shower over, radiator and double glazed window.

Outside



To the front of the property there is a garden area and a driveway providing off street parking as well as access to a single garage whilst to the rear there is a delightful low maintenance garden with patio decking and gravelled areas, the rear garden also features a bar/entertaining area.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

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

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

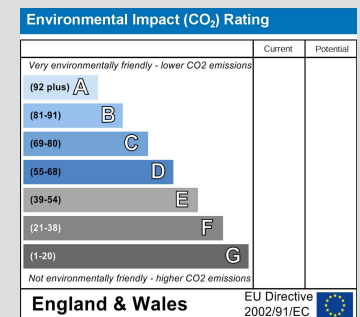
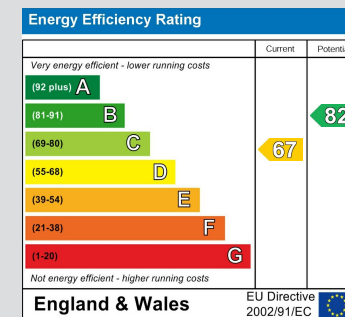
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

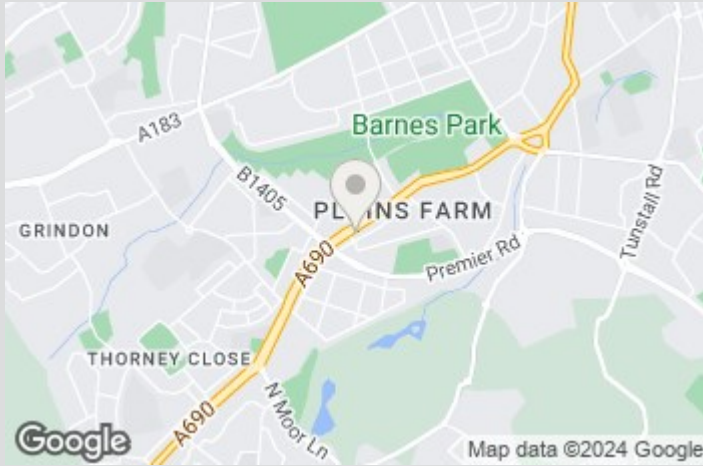
Ombudsman

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



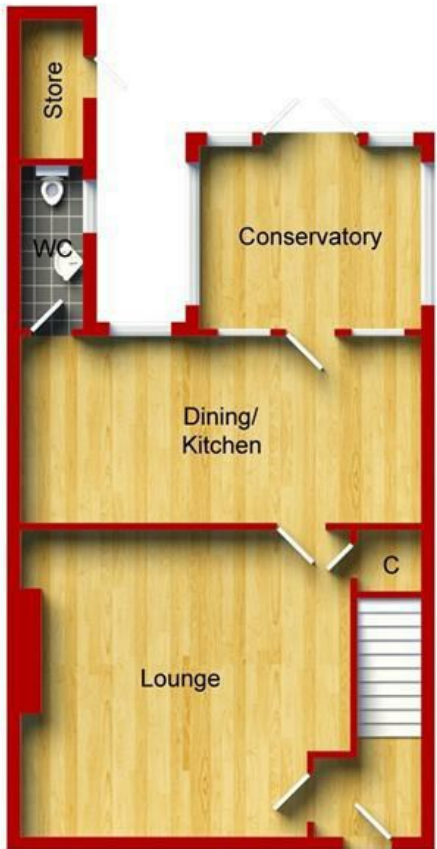
Visit www.peterheron.co.uk or call 0191 510 3323

MAIN ROOMS AND DIMENSIONS



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
(51.87 sq.m)



First Floor
Approximate Floor Area
(41.78 sq.m)



Second Floor
Approximate Floor Area
(16.51 sq.m)

