









This attractive three bedroom semi-detached home, enjoys a delightful cul-de-sac position within this popular and convenient location. The well-presented accommodation is accessed via an entrance porch that leads through to a hall with staircase to the first floor. There is an open plan lounge and dining area, a conservatory and a kitchen. On the first floor there are three bedrooms and a family bathroom. Externally there is a driveway and low maintenance gardens to the front and rear. The attached garage has been partitioned to provide a useful utility area to the rear and a storage space to the front. This location is ideal for access to local amenities, shops and schools as well as for Sunderland City Centre and provides excellent transport links. Early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Porch

Inner door to hallway.

Reception Hall

Staircase to first floor and radiator. Door to lounge.

Lounge 13'3" x 12'4"



Double glazed bay window to front, radiator and feature fireplace. Open plan to dining room.

Dining Room 7'9" x 11'2"



Radiator and double glazed sliding door to conservatory.

Conservatory 10'0" x 9'9"



Double glazed window and UPVC French doors to rear.

Kitchen 10'10" x 8'4"



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

Utility 12'7" x 8'7"



Base units with countertops over, space for fridge freezer, washing machine and dryer. Single glazed window and UPVC door to rear. Door to store.

Store 8'11" x 5'3"

First Floor Landing

Double glazed window, storage cupboard and access hatch to loft.

Bedroom 1 13'0" x 7'8"



Double glazed window to front, built in wardrobes and storage cupboard.

Bedroom 2 10'4" x 9'5"



Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 5'10" x 13'0"



Double glazed window to front, radiator and storage cupboard.

Bathroom



Low level WC, washbasin and bath with shower over, double glazed window and chrome heated towel rail.

Outside



Garden to the front with driveway providing off street parking. Generous rear garden with lawned and block paved areas.

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

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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

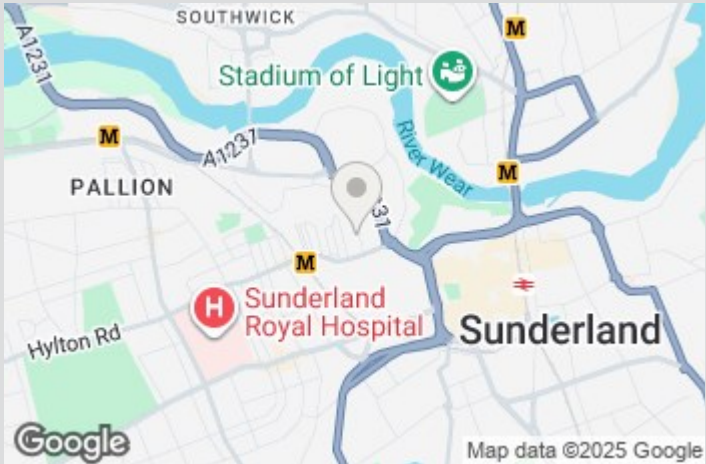
Opening Times

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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