













An impressive three bedroom semi-detached home with a beautiful rear garden, providing spacious and immaculate accommodation within this popular area. Internally comprising of an entrance lobby, generous lounge, a stylish kitchen / diner and a delightful conservatory overlooking the rear garden. On the first floor there are three well-proportioned bedrooms and a contemporary family bathroom. Externally there is a garden to the front with a driveway and to the rear a superb garden with a lawn and patio. Conveniently positioned for many local amenities including Sunderland Royal Hospital, Millfield Metro Station, shops and schools as well as major routes to the A19 and City Centre. With immediate vacant possession and no upper chain involved, early viewing is highly recommended.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door to lobby.

## Entrance Lobby

Radiator, staircase to first floor and door to lounge.

## Lounge 15'9" into bay x 13'10"



Double glazed bay window to front, radiator, feature fire and double doors leading through to kitchen/diner.

## Kitchen/Diner 18'11" x 8'9"



Fitted with a range of contemporary units with work surfaces over incorporating sink and drainer unit, space for range style cooker, fridge freezer, washing machine and tumble dryer, attractive tiled floor, double glazed French door leading through to conservatory.

## Conservatory 11'5" x 10'3"



Double glazed windows providing a pleasant aspect over the garden, and double glazed French door leading out to patio area.

## First Floor Landing

Double glazed window to side, radiator and loft access hatch with pull down ladder to floored out loft space.

## Bedroom 1 13'3" into bay x 9'1" not including robes



Double glazed bay window to front, radiator and fitted wardrobes.

## Bedroom 2 12'3" x 8'2"



Double glazed window to rear and radiator.

## Bedroom 3 10'5" x 9'1"



Double glazed window to rear 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

## Bathroom



Superb contemporary suite comprising of a low level WC, washbasin set into vanity unit and panel bath with mains shower over, tiled walls and floor, radiator and double glazed window.

## Outside



To the front of the property there is a garden with block paved driveway, whilst to the rear there is a delightful garden laid mainly to lawn with patio 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 - 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

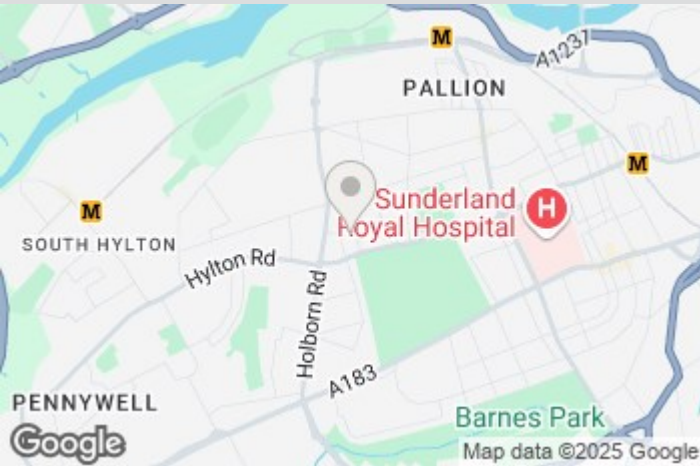
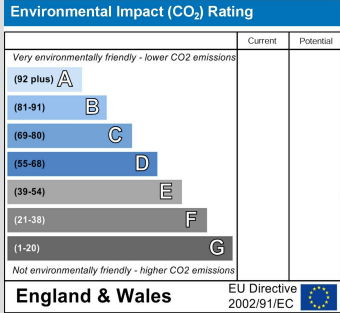
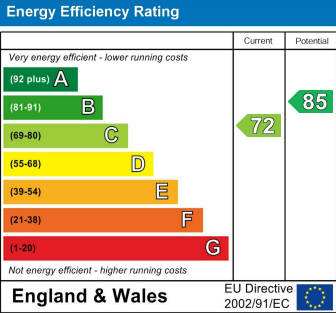
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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

