









A stunning three bedroom semi-detached home occupying a superb cul-de-sac position within the popular Havelock Park. Internally the immaculate and stylish accommodation includes a hall with attractive tiled floor, staircase to the first floor and a cloakroom/wc. There is a delightful lounge / diner with patio doors leading out on to the rear decked area and a fabulous, contemporary kitchen to the front. On the first floor there are three bedrooms and an impressive, modern bathroom/wc. Benefits of the property includes double glazed windows, gas central heating to radiators, driveway and a pleasant garden to the rear. This popular location is ideally placed for local amenities as well as offering excellent connections to Sunderland Royal Hospital, Sunderland City Centre and major road connections. Viewing is essential to appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to hall.

Entrance Hall



Attractive tiled flooring, radiator and staircase to first floor.

Cloakroom/WC



Low level WC and mini washbasin set into vanity unit, radiator.

Lounge/Diner 13'6" x 9'2" plus 6'9" x 4'3"



Double glazed patio door to rear decked area, feature tiled floor, double glazed window to rear and two radiators.

Kitchen 11'10" x 6'9"



Fabulous contemporary kitchen fitted with an excellent range of wall and base units with work surfaces over incorporating a sink and drainer unit, integrated appliances include an oven and hob, space for fridge freezer and washing machine, radiator and double glazed window to front.

First Floor Landing

Built in cupboard.

Bedroom 1 13'7" x 9'0"



Two double glazed windows to front and radiator.

Bedroom 2 10'3" x 6'4"



Double glazed window to rear and radiator.

Bedroom 3 7'2" x 6'10"



Double glazed window to the rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



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

Outside



Small garden to the front with a driveway to the side providing off street parking whilst to the rear there is a delightful garden with a lawned area and decked area.

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.

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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 £210.00 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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