









Quietly situated and popular style three bedroom semi detached home boasting substantial south facing mature gardens to the rear and carrying huge potential, this delightful home is perfect for both first time buyers and families and is available with no upward chain. Internal accommodation comprises entrance porch, reception hall, lounge, dining room, kitchen, ground floor WC and home office/study whilst at first floor level there are three good sized bedrooms and a bathroom. Benefitting from Gas Central Heating and UPVC Double Glazing, the property enjoys a sought after position within this quiet street located just off Newcastle Road which is close to a superb range of amenities and major roads leading into Sunderland City Centre, the coast and wider North East regions. Internal inspection unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance via UPVC French doors with inner wooden door to

Entrance Hall



Radiator and stairs to first floor with storage under. Doors to lounge, dining room and kitchen.

Lounge 13'5" x 12'10"



Double glazed bay window to the front elevation and radiator.

Dining Room 11'2" x 8'10"



Double glazed window to rear elevation, radiator, feature fireplace and storage cupboards.

Kitchen 10'0" x 7'4"



Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and cooker hood. Space provided for a washing machine. Double glazed window to rear and door to home office.

Home Office/Study 10'2" x 9'8"



Double glazed windows to rear, radiator and UPVC door to rear. Space for fridge freezer and door to separate WC.

Separate WC



Low level WC, hand wash basin and radiator.

First Floor Landing

Double glazed window. Doors to three bedrooms and shower room.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 11'8" x 10'8"



Double glazed window to the front elevation, radiator and storage cupboard.

Bedroom 2 11'8" x 8'10"



Double glazed window to the rear and a radiator.

Bedroom 3 9'11" x 7'3"



Double glazed window to the rear and a radiator.

Shower Room



Low level WC, washbasin and walk in shower cubicle, double glazed frosted window and a radiator.

Outside



Generous gardens to the front and rear elevations and an outhouse.

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

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.

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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.

Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road 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

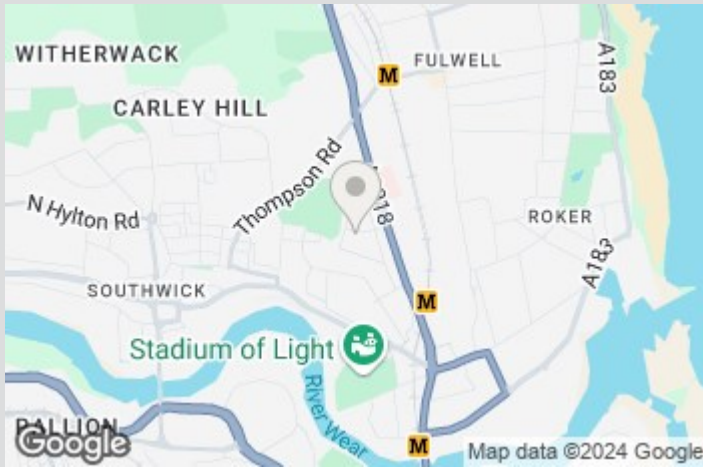
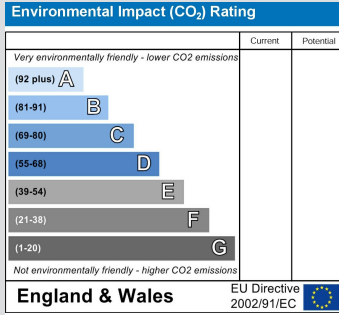
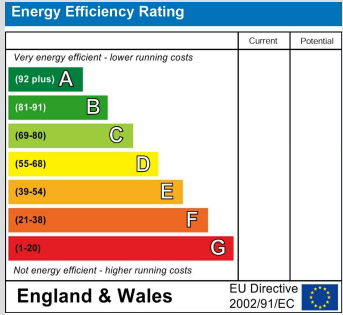
Ombudsman Fst

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

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