









This beautifully presented three bedroom semi detached home provides spacious accommodation within this ever popular location and is available with no upper chain involved. Internally the property comprises an entrance porch, hall, lounge, kitchen opening into dining area, three first floor bedrooms and a bathroom/WC. Externally there is a garden to the front with a driveway providing off street parking and access to an attached single garage and a good size rear garden. Conveniently located close to a range of local amenities, shops and schools and provides excellent transport connections to the A19, Doxford International Business Park, Amazon, Nissan and to Sunderland City Centre.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC double glazed entrance door.

Entrance Porch

Double glazed windows to the front and side, single glazed window to the rear and a single glazed door to hall.

Entrance Hall

Stairs to the first floor with understairs storage, radiator and door to the lounge and kitchen.

Lounge 15'5" x 11'5"



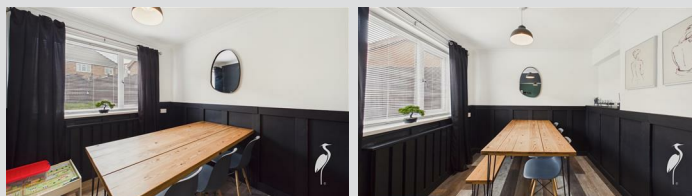
Double glazed window to the front and radiator.

Kitchen 13'5" x 10'3"



Fitted with modern wall and base units with work surface over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven and electric hob with extractor fan over, space for a dishwasher, washing machine, tumble dryer and a fridge freezer. Storage cupboard, double glazed window to the rear, door to garage and opening into the dining area.

Dining Area 8'3" x 8'9"



Double glazed window to the rear and radiator.

First Floor Landing

Access point to loft.

Bedroom 1 14'7" x 9'4"



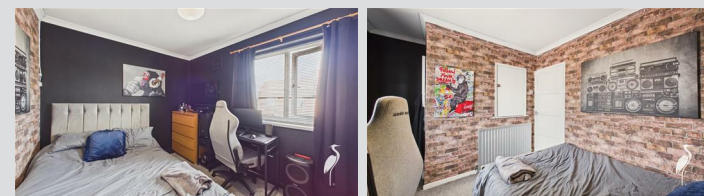
Double glazed window to the rear, radiator and storage cupboard housing wall mounted Baxi boiler.

Bedroom 2 9'1" x 12'8"



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

Bedroom 3 9'8" x 8'11"



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

Bathroom



Low level WC, pedestal washbasin and bath, double glazed frosted windows to the side and rear.

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MAIN ROOMS AND DIMENSIONS

Outside



Garden to the front with driveway leading to attached garage, whilst to the rear a good sized garden laid mainly to lawn with decked seating areas.

Garage 9'5" x 14'9"

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.

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Fawcett Street Viewings

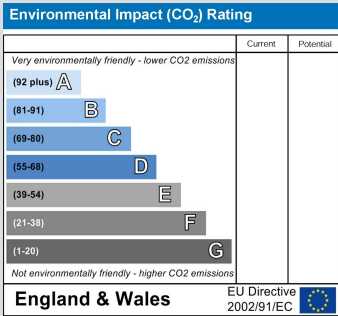
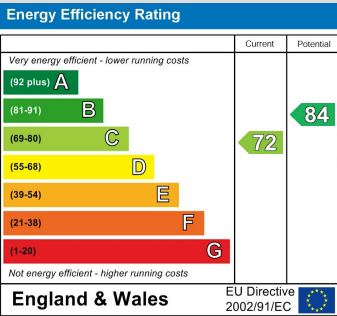
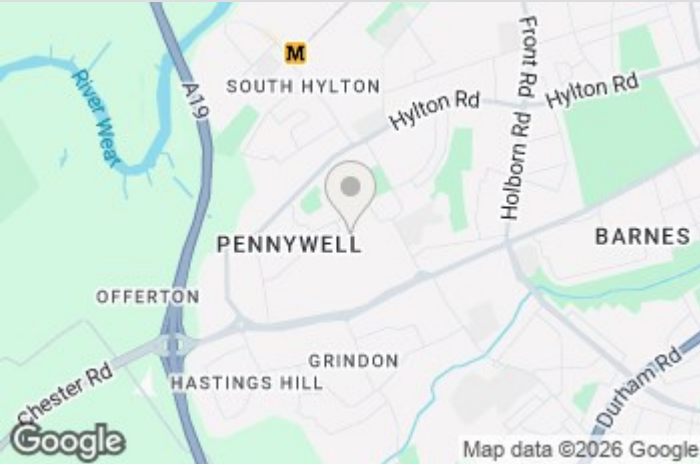
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

Opening Times

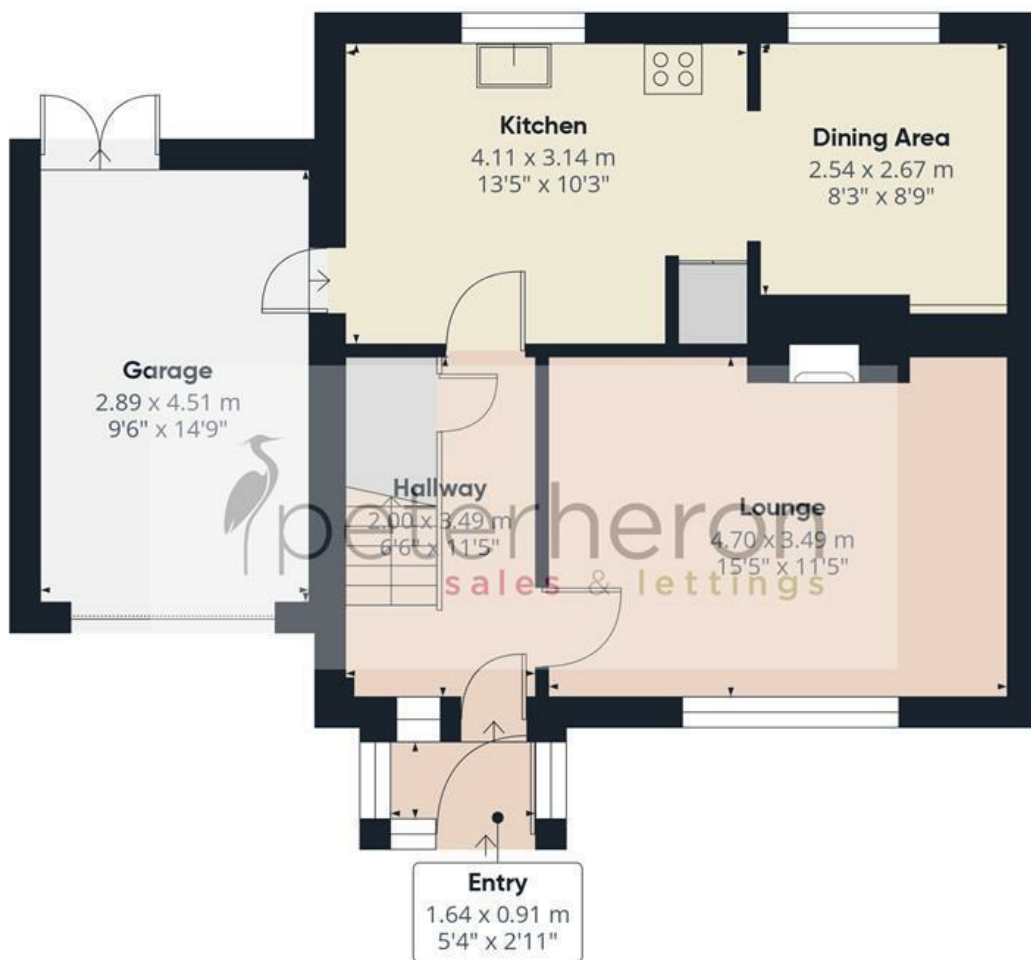
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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



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Ground Floor



First Floor

Approximate total area⁽¹⁾

100.4 m²

1080 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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