









A delightful three double bedroom semi-detached house, occupying a superb position within the sought after area of Elstob Farm. Internally the spacious accommodation on the ground floor includes an entrance porch, generous reception hall with a cloakroom/wc and staircase to the first floor, lounge / diner, kitchen and utility. On the first floor there are three well-proportioned bedrooms and a bathroom/wc. The property is heated by a ducted air heating system. Externally there is a garden to the front with a driveway, attached garage, a useful side access and an attractive garden to the rear, laid mainly to lawn. This popular residential area is close to many local amenities, shops and schools as well as offering excellent transport links to surrounding areas. With no upper chain involved, we highly advise arranging a viewing to appreciate the potential this home has to offer and to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Porch

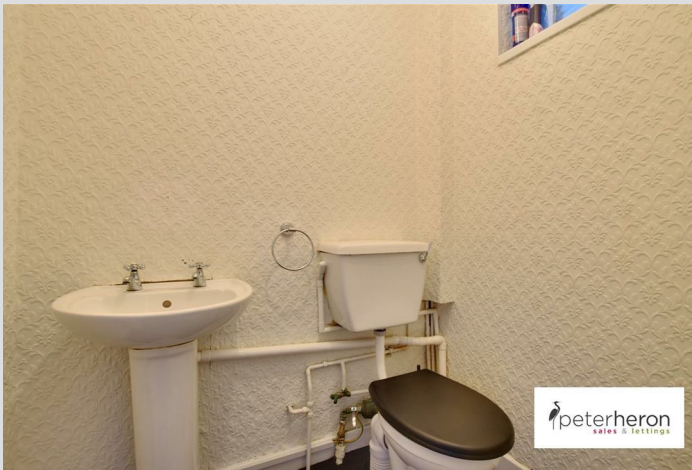
There is a double glazed window and an inner double glazed door to the reception hall.

Reception Hall



An impressive and spacious reception hall with attractive staircase to the first floor with under stair storage cupboard and doors connecting off to the cloakroom/WC, lounge/diner and kitchen.

Cloakroom/WC



WC and pedestal wash hand basin.

Lounge/Diner 24'10" x 11'5" narrowing into 9'3"



This spacious room enjoys a dual aspect with double glazed patio doors to the rear, double glazed window to the front and a feature fireplace.

Kitchen 10'11" x 9'10"



Wall and base units with work surfaces over incorporating a sink and drainer unit, there is a cooker point and space provided for the inclusion of a washing machine, there is a double glazed window to the rear and a door connecting through to the utility.

Utility 8'9" x 8'4"



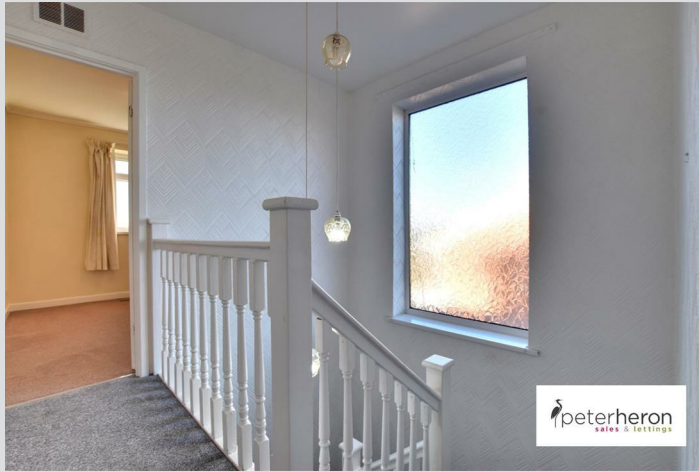
Wall and base units with work surfaces over incorporating a sink and drainer unit, there is a double glazed door to the rear and a door to the garage.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing



This generous landing has a double glazed window to the side and doors connecting off to the three bedrooms and shower room.

Bedroom 1 11'7" x 9'5" not inc robes



Double glazed window to the front, fitted sliding door wardrobes.

Bedroom 2 13'2" x 9'6"



Double glazed window to the rear and built in wardrobe.

Bedroom 3 8'10" x 10'0"



Double glazed window to the rear and a built in cupboard.

Shower Room



Low level WC, pedestal wash hand basin, step in shower cubicle and electric shower, and there is also a double glazed window.

Outside



There is a driveway to the front with a lawned garden, a side access and to the rear a delightful garden laid mainly to lawn.

Garage 16'4" x 8'7"

An attached garage with a roller shutter access door there is a single glazed window and a door to the utility room.

Council Tax Band

The Council Tax Band is Band C

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MAIN ROOMS AND DIMENSIONS

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

Important Notice Part 2

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.

Fawcett Street Viewings

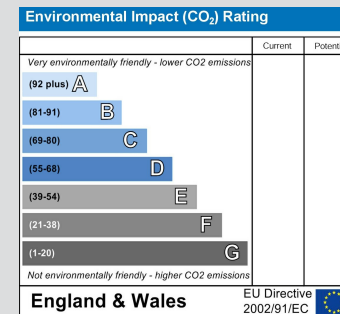
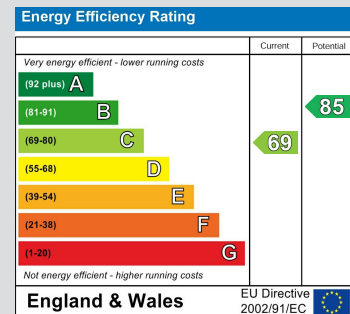
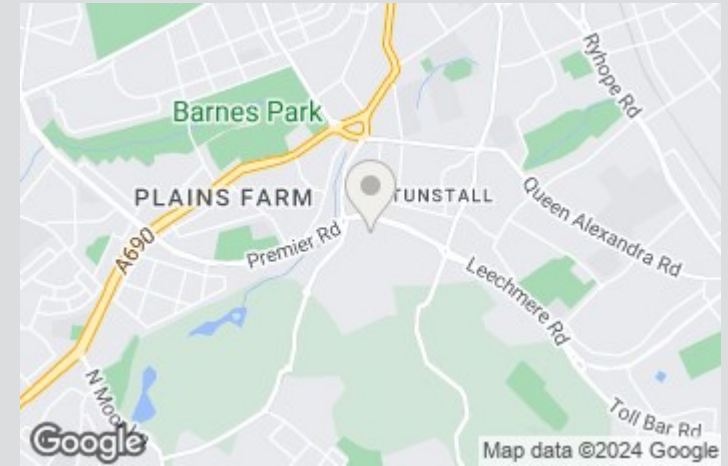
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



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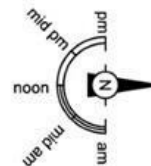
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Ground Floor
Approximate Floor Area
(59.11 sq.m)



First Floor
Approximate Floor Area
(48.13 sq.m)



18 Barras Drive