









This popular three bedroom semi detached home is available with immediate vacant possession and no upward chain. Situated within the ever popular Hastings Hill, the property internally comprises an entrance porch, lounge, dining room, kitchen, three first floor bedrooms and a modern four piece bathroom. Externally there is a garden to the front with a driveway providing off street parking and to the rear there is a delightful garden with a lawn and patio area. Well placed for local amenities as well as connections to Sunderland City Centre and major road links including the A19. We highly advise early viewing to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Porch

Inner door to hall.

Reception Hall



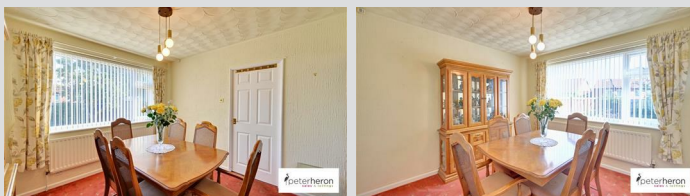
Radiator, stairs to first floor and storage cupboard.

Lounge 14'5" x 13'1"



Double glazed bay window to front, radiator and feature fireplace. Open plan into dining room.

Dining Room 10'9" x 10'5"



Double glazed window to rear and radiator.

Kitchen 10'9" x 9'1"



Range of wall and base units with work surfaces over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated cooker hood. Space for oven, fridge freezer and washing machine. Radiator, storage cupboard, double glazed window to rear and UPVC door to side.

First Floor Landing

Double glazed window to side and access hatch to loft.

Bedroom 1 15'1" x 10'11"



Double glazed window to front, radiator and built in wardrobes.

Bedroom 2 11'4" x 10'10"



Double glazed window to rear and radiator.

Bedroom 3 9'3" x 8'8"



Double glazed window to front and radiator.

Bathroom



Low level WC, washbasin, corner and walk in shower cubicle, chrome heated towel rail and 2x double glazed windows.

Visit 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

Outside



Generous driveway to front with gate to access rear garden. Attractive rear garden with lawned and block paved areas and a shed

Council Tax Band

The Council Tax Band is Band C.

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

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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 £300.00 by Movewithus Ltd.

Fawcett Street Viewings

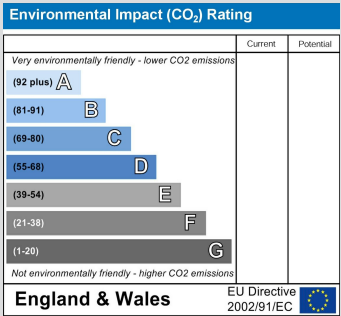
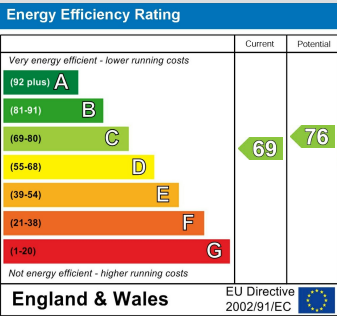
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

Opening Times

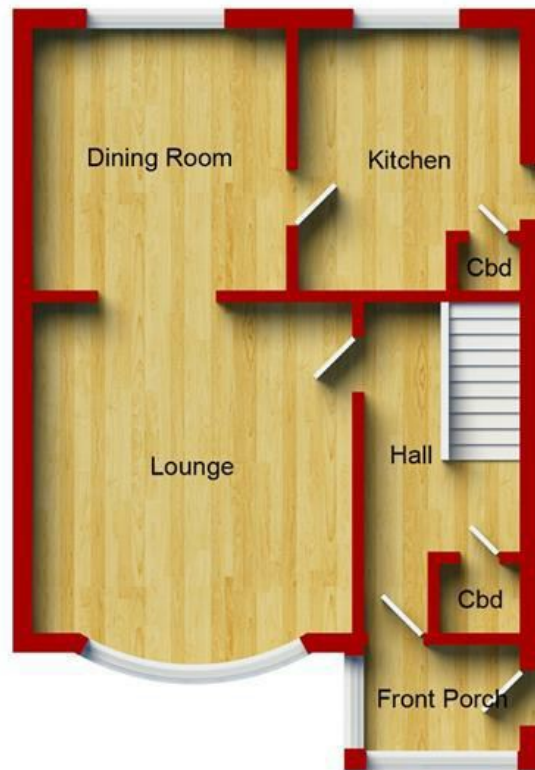
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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



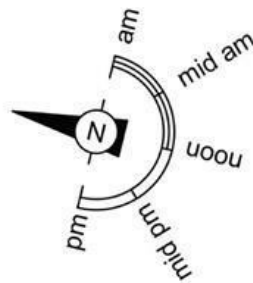
Visit www.peterheron.co.uk or call 0191 510 3323



Ground Floor
Approximate Floor Area
(51.10 sq.m)



First Floor
Approximate Floor Area
(47.50 sq.m)



19 Brockenhurst Drive