









This superb three bedroom mid terrace house built circa 2009 offers spacious and well presented internal accommodation. Arranged over two floors, the property briefly comprises, kitchen, lounge/dining room, utility and ground floor wc. To the first floor there are three good size bedrooms and contemporary bathroom/wc. Benefits of the property are gas central heating, double glazing and attractive garden to the rear. The property is situated in the popular residential area of Monkwearmouth and is ideally located for all amenities, has excellent transport links to Sunderland city centre and local road networks. Early viewing is recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door to kitchen.

### Kitchen 7'4" x 12'9"



Fitted with wall and base units with work surface over incorporating a single bowl stainless steel sink and drainer unit. Integrated oven and gas hob with extractor over, space for a fridge freezer. Part tiled walls and double glazed window to the front. Door to lounge/dining room.

### Lounge/Dining Room 14'9" x 19'6"



Double glazed window to the front, radiator, feature electric fire, double glazed patio doors to rear garden and stairs to first floor. Door to utility.

### Utility Room 5'10" x 5'2"



Work surface, space for washing machine and tumble dryer, wall mounted combi boiler double glazed frosted window and tiled floor. Door to WC.

## Separate WC



Low level WC and washbasin, ladder style heated towel rail, tiled floor, access point to loft and double glazed frosted window.

## First Floor Landing

Access point to loft.

### Bedroom 1 7'4" x 12'11"



Double glazed window to the front and radiator.

### Bedroom 2 9'9" x 10'1"



Double glazed Velux window, double glazed window to the front and radiator.

### Bedroom 3 10'10" x 9'3"



Double glazed window to the rear and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, washbasin and bath with overhead shower, part tiled walls, ladder style radiator and double glazed frosted window.

## Outside



Pleasant rear garden with paved, gravelled and lawned area. Gate to off street parking bay for 1 car via double gates.

## 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 £300.00 by Movewithus Ltd.

## Sea Road Viewings

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

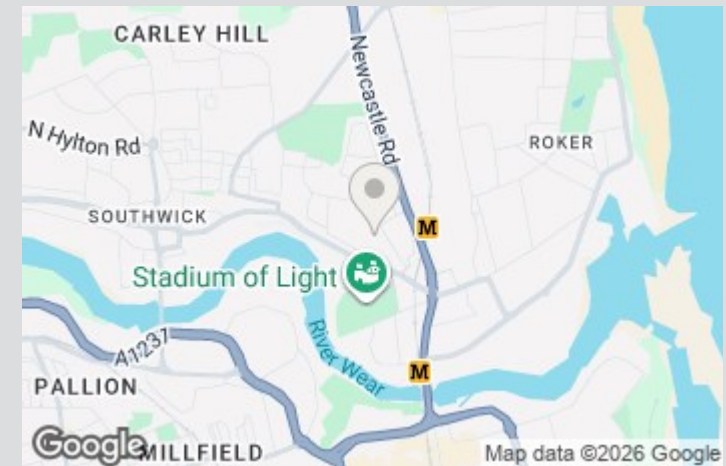
## Opening Times

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

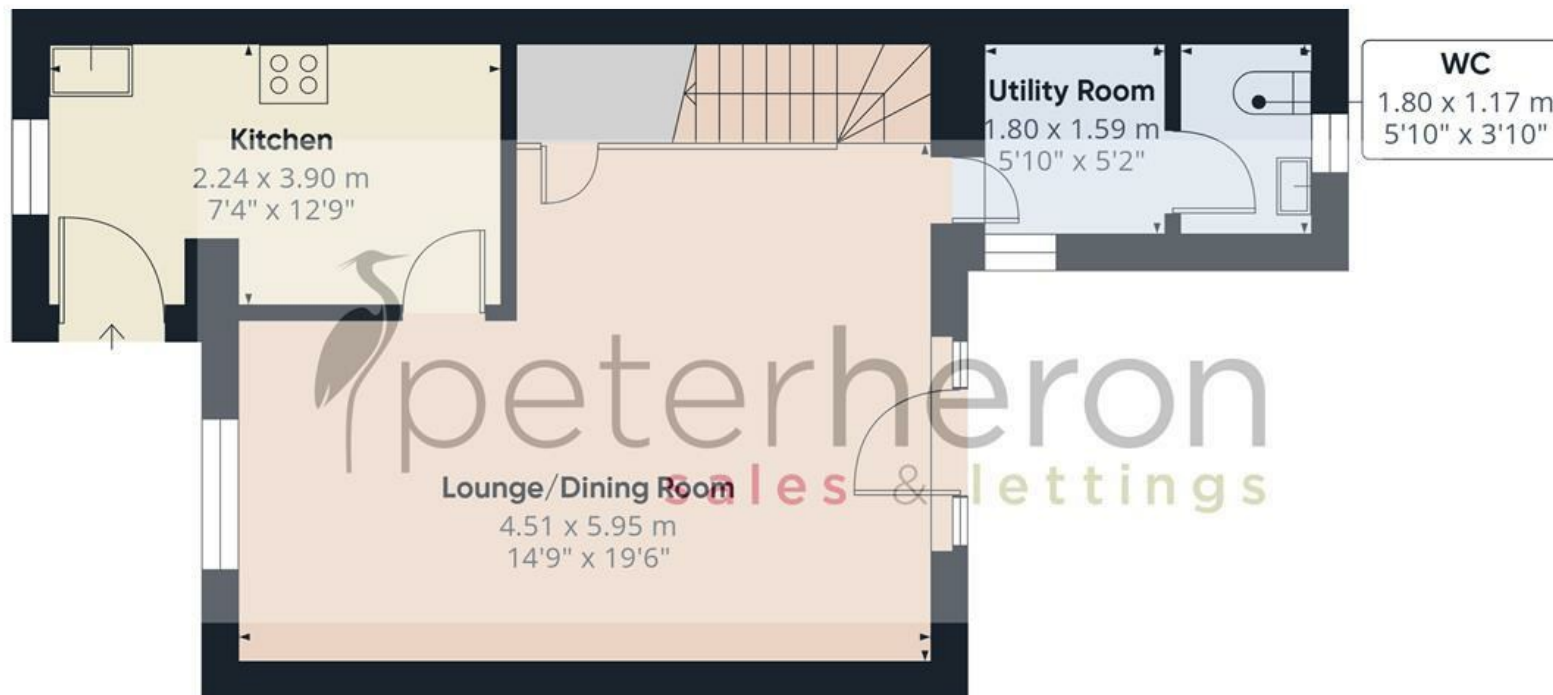
## Ombudsman

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions
(81-91) B			(82 plus) A
(69-80) C			(81-91) B
(55-68) D			(69-80) C
(39-54) E			(55-68) D
(21-38) F			(39-54) E
(1-20) G			(21-38) F
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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Ground Floor



First Floor

**Approximate total area<sup>(1)</sup>**

74.6 m<sup>2</sup>  
803 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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