















A spacious and well-presented three bedroom, two reception room mid terrace house with a garage. Internally the accommodation includes a hall with a cloakroom/wc and staircase to the first floor, lounge with double doors through to a dining room and a breakfasting kitchen whilst to the first floor there are three well-proportioned bedrooms and a modern shower room/wc. Externally there is a lawned garden to the front and to the rear a low maintenance paved garden, along with a single garage. This location is ideally placed for local amenities, shops and schools as well as providing excellent links to surrounding areas and major road connections.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

### Entrance Hall



Staircase to first floor and built in cupboard.

### Cloakroom/WC



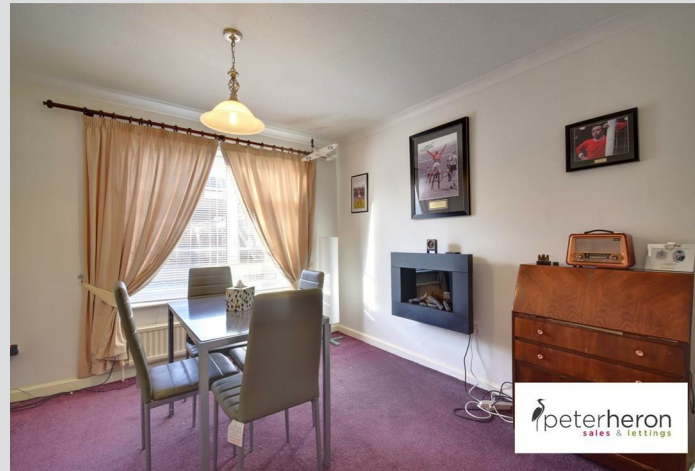
WC and mini washbasin, tiled walls and floor.

### Lounge 15'8" x 10'5" into alcoves



Double glazed window to front, radiator, fireplace and double doors to dining room.

### Dining Room 10'7" x 10'6"



Double glazed window to rear, radiator and door to kitchen.

### Breakfasting Kitchen 13'5" x 8'8"



Wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include electric oven and electric hob, space for fridge freezer and washing machine, radiator, double glazed window to rear and double glazed door to rear.

### First Floor Landing

#### Bedroom 1 12'11" x 8'6" not inc wardrobes



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

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 13'5" x 9'7"



Double glazed window to rear and radiator.

## Bedroom 3 9'9" x 10'7"



Double glazed window to rear and radiator.

## Shower Room



Modern suite with low level WC, pedestal washbasin and walk in shower with electric shower, double glazed window, chrome ladder style radiator and tiled walls and floor.

## Outside



Lawned garden to the front and to the rear a low maintenance, mainly paved garden and also the benefit of a garage.

## 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.

## 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.

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# MAIN ROOMS AND DIMENSIONS

## Fawcett Street Viewings

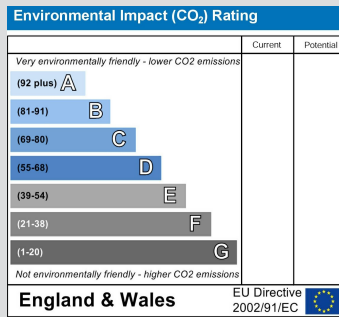
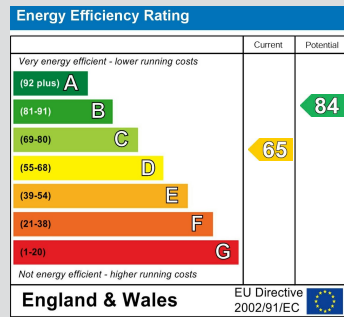
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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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Ground Floor  
Approximate Floor Area  
(48.96 sq.m)



First Floor  
Approximate Floor Area  
(48.96 sq.m)

