









A spacious three bedroom end terrace home, enjoying a delightful cul-de-sac position, driveway and a pleasant rear garden. Internally the accommodation on the ground floor includes an entrance porch, lobby with staircase to the first floor, lounge, kitchen, bathroom, wc and a rear porch, whilst to the first floor there are three excellent bedrooms. This popular and convenient location is well placed for an excellent range of amenities, shops and schools, as well as offering access to Sunderland City Centre and major road links. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Porch

Double glazed window and inner door to

Lobby

Radiator, staircase to first floor and door to lounge.

Lounge 13'10" x 11'4"



Double glazed bow window to front, radiator and the boiler is located in a recess.

Kitchen 10'7" x 8'11"



Wall and base units with work surfaces over incorporating sink and drainer unit, space for cooker and washing machine, radiator, door to bathroom and double glazed door to rear porch.

Bathroom



Pedestal washbasin and panel bath with electric shower, radiator, and door to WC.

WC

Radiator and double glazed window.

Rear Porch 13'4" x 4'1"



Double glazed windows overlooking the garden, double glazed door leading out to garden.

First Floor Landing

Double glazed window.

Bedroom 1 13'0" x 11'2"



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

Bedroom 2 12'1" x 8'0" max including robe



Double glazed window to rear, radiator and fitted wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 8'8" x 8'0"



Double glazed window to front and radiator.

Outside

Low maintenance garden to the front with a driveway providing off street parking, useful space to the side of the property with gated access and to the rear an attractive garden with lawn and patio.

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.

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

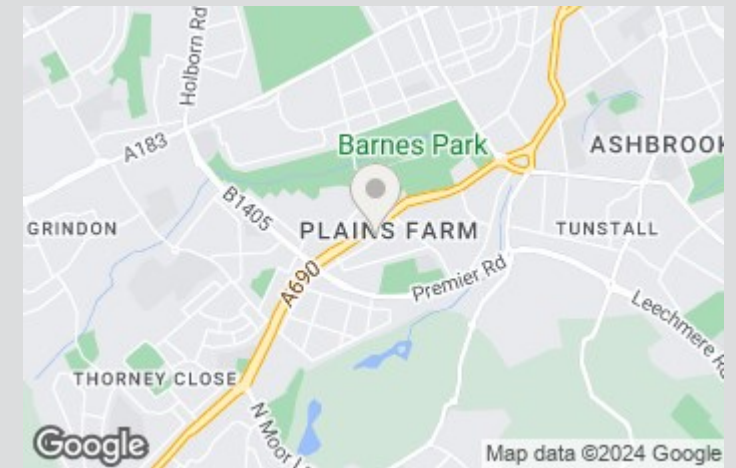
Opening Times

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B		83	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		60	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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