









A spacious and attractive three bedroom semi-detached house, situated within this popular and convenient location. Internally on the ground floor there is a hall with staircase to the first floor, lounge to the front and a dining room to the rear that opens through to a generous kitchen whilst to the first floor there are three bedrooms and a bathroom/wc. Externally there are gardens to the front and rear. This convenient location is close to a range of local amenities, shops and schools and provides excellent transport connections to the A19, Doxford International Business Park, Nissan and to Sunderland City Centre. With no upper chain involved, viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door into the entrance hall.

Entrance Hall



Radiators, stairs to the first floor with storage under, and doors to the kitchen and lounge.

Lounge 15'5" x 11'3"



Double glazed bay window to the front, radiator, feature electric fireplace, the room opens into the dining room.

Dining Room 8'10" x 8'4"



Double glazed French UPVC doors to the rear, radiator, and a bricked archway to the kitchen.

Kitchen 13'3" x 10'0"



Range of wall and base units counter tops over incorporating a single bowl stainless steel sink and drainer unit, integrated appliances include an oven, hob and extractor fan, space for a washing machine and a fridge freezer. Door to the outhouse.

Outhouse 14'2" x 9'6"

Double glazed window and UPVC door to the front, UPVC door to the rear and a storage cupboard.

First Floor Landing

Access hatch to loft, double glazed window and doors to

Bedroom 1 (rear) 14'0" x 9'4"



Double glazed window to the rear, radiator and a storage cupboard.

Bedroom 2 (front) 10'3" x 9'7"



Double glazed window to the front, radiator and a storage cupboard.

Bedroom 3 (front) 8'11" x 8'10"



Double glazed window to the front, radiator and built in storage.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, wash hand basin, bath with overhead shower, chrome heated towel rail and a double glazed window.

Outside



Spacious rear garden featuring block paved and lawned areas.

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 - Particulars

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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 0191 510 3323 or book viewing online at peterheron.co.uk

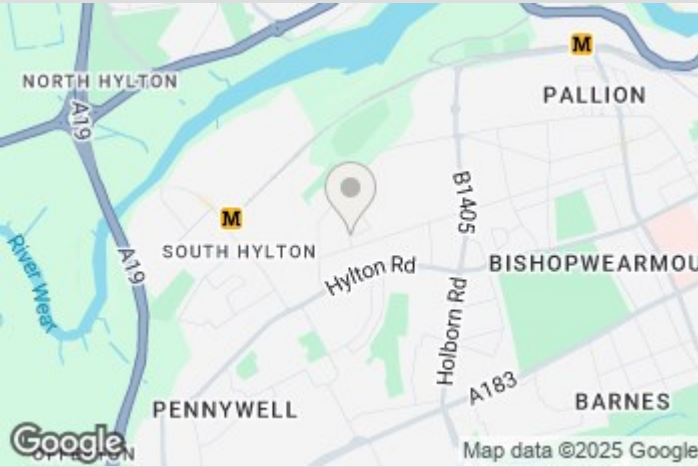
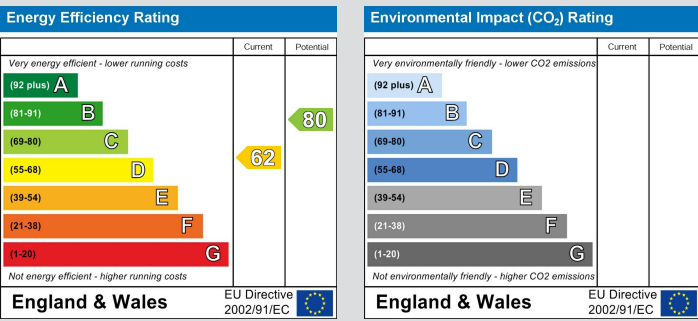
Opening Times

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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