









A well presented, three bedroom property located in this sought after area! Compromising an entrance porch, lounge, kitchen/diner, three bedrooms and a family bathroom. Externally, offering low maintenance gardens to the rear and front elevations. Set midway between the City Centre and A19, the property is perfect for commuting and is particularly convenient for Nissan, Amazon and Doxford International Business park. Tastefully decorated throughout, the property is within easy reach of the Coast and is also within walking distance of good schools. Internal inspection unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance via composite front door into

Porch

With wooden inner door to

Lounge 14'8" x 14'4"



Spacious Lounge with an electric fire, double radiator, double glazed window to the front elevation, stairs to the first floor and door to the kitchen.

Kitchen/Diner 14'7" x 9'9"



Featuring a range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit. Integrated gas oven and hobs with overhead fan, double radiator, double glazed window and double glazed French patio doors to the rear elevation. Space provided for fridge freezer and washing machine.

First Floor

Landing with doors to

Master Bedroom 13'10" x 8'4" min



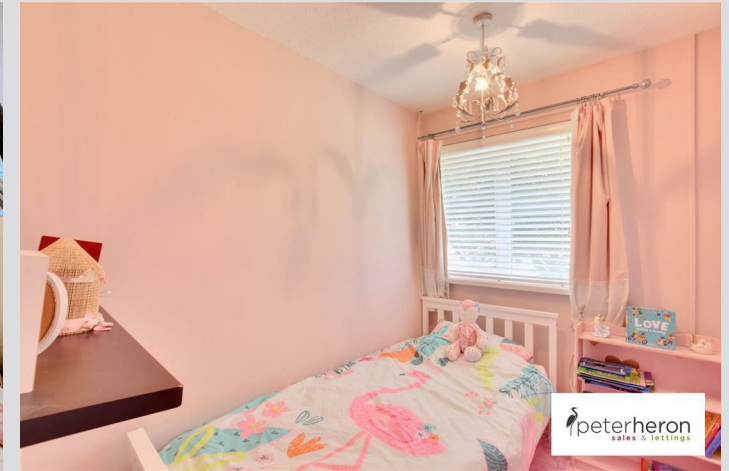
Built in wardrobes, radiator and double glazed window to the front elevation.

Bedroom Two 9'1" x 8'2"



Double glazed window to the rear and a radiator

Bedroom Three/Study 7'7" x 5'11"



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

Family Bathroom



Featuring a panelled bath with waterfall shower overhead,

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Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

hand wash basin with mixer tap and vanity unit incorporating low level wc. Also benefitting from a chrome heated towel rail and double glazed frosted window.

Outside



Rear garden with a shed, block paved and grass areas and a gate to rear off road parking. Low maintenance garden to the front.

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

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

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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 £210.00 by Movewithus Ltd.

Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman Fst

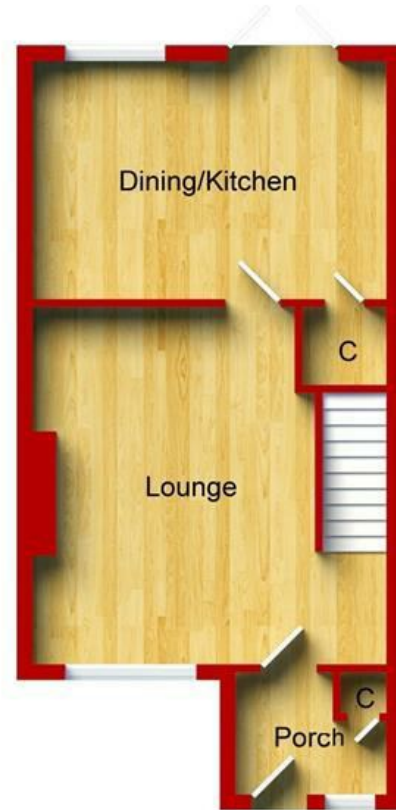
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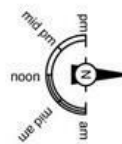
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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Ground Floor
Approximate Floor Area
(36.81 sq.m)



First Floor
Approximate Floor Area
(33.89 sq.m)

20 Plumtree Avenue