















A generously proportioned three bedroom mid terraced house, ideally positioned within this sought after location. Internally the attractive accommodation includes a hall with staircase to the first floor, lounge that opens through to a dining room and there is a modern fitted kitchen. On the first floor there are three bedrooms and a superb modern bathroom/wc. Externally there is a large yard to the rear with gated access, providing off street parking. The property is ideally placed for the shops and cafes on Sea Road, local schools and offers excellent transport connections including access to major road networks and the Metro system. We highly recommend arranging a viewing to appreciate the spacious accommodation on offer.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed feature door to hall.

### Reception Hall



### Lounge 12'3" x 12'7"



### Dining Room 10'0" x 12'7"



### Kitchen 12'7" x 8'3"



Base and eye level units with sink unit, plumbing for washer, slimline dishwasher, fridge freezer, space for tumble dryer and electric cooker.

### First Floor Landing

#### Bedroom 1 (front) 9'4" x 12'8"



#### Bedroom 2 (rear) 11'2" x 12'8"



### Bedroom 3 (front) 8'9" x 8'11"



Incorporating bulk head.

### Bathroom



Low level WC, washbasin vanity unit, shower bath (electric shower), cupboard with wall mounted gas combination boiler serving hot water and radiators.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Spacious enclosed courtyard to the rear with off street parking via double timber gates.

### 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

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. 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. 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

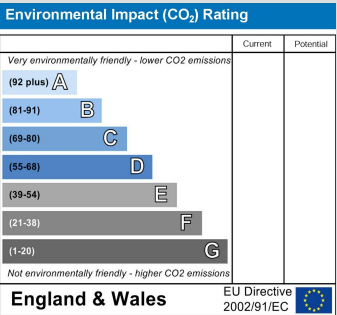
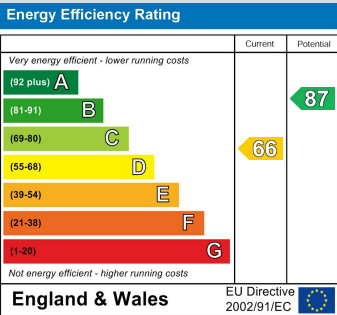
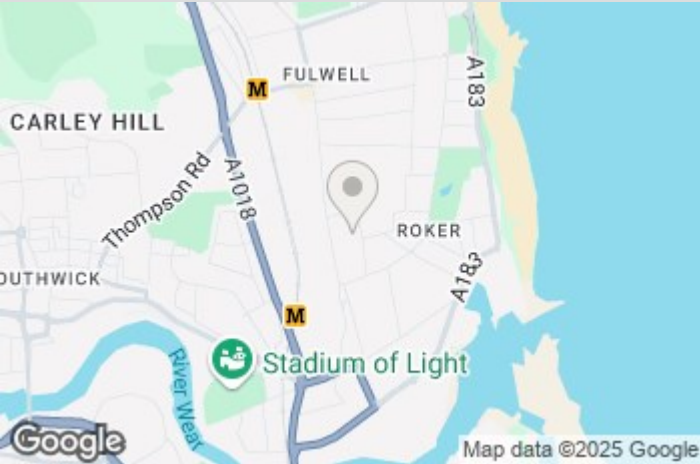
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

### Opening Times

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

### Ombudsman

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



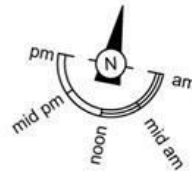
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Ground Floor  
Approximate Floor Area  
(45.10 sq.m)

First Floor  
Approximate Floor Area  
(45.10 sq.m)



20A Duke Street North