









A spacious and attractive three bedroom, two reception room end terrace house, enjoying some beautiful period features, situated within this popular area of South Hylton. Internally the attractive accommodation on the ground floor includes a reception hall with staircase to the first floor, lounge to the front with a bay window and a fabulous feature fireplace, dining room with a multi fuel burning stove and French doors to the rear courtyard and there is a fitted kitchen. To the first floor there are three well-proportioned bedrooms and a contemporary bathroom/wc with a shower cubicle. Benefits of the property include gas central heating to radiators, double glazing and a block-paved courtyard to the rear with access to a useful store. The area is well served by a good range of local amenities, including shops and schools as well as providing excellent transport connections with South Hylton Metro Station and links to major connections including the A19. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC front door with inner wooden door into the entrance hall.

Entrance Hall



Spacious hall, double radiator, a further single radiator, stairs to first floor with storage under and space for fridge freezer. Doors to lounge, dining room and kitchen.

Lounge 14'6" x 11'11"



Double glazed bay window to the front, double radiator, feature fireplace.

Dining Room 16'7" x 11'10"



Double glazed UPVC French doors to garden, feature bricked fireplace, storage cupboard housing Baxi Combination boiler and a radiator.

Kitchen 12'0" x 7'9"



Range of wall and base units with counter tops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven and gas hobs, space for washing machine. Radiator, double glazed window and UPVC door to rear.

First Floor Landing



Access hatch to loft and doors to bedrooms one, two and three and to the bathroom.

Bedroom 1 12'3" x 12'0"



Double glazed window to rear, feature fireplace and a radiator.

Bedroom 2 12'3" x 12'1"



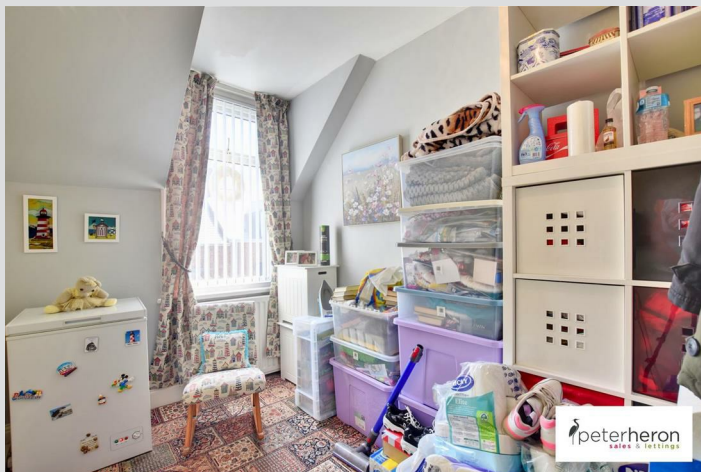
Double glazed window to front, radiator and feature fireplace.

Visit www.peterheron.co.uk or call 0191 510 3323

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

MAIN ROOMS AND DIMENSIONS

Bedroom 3 12'5" x 6'9"



Double glazed window to front and a radiator.

Bathroom/WC



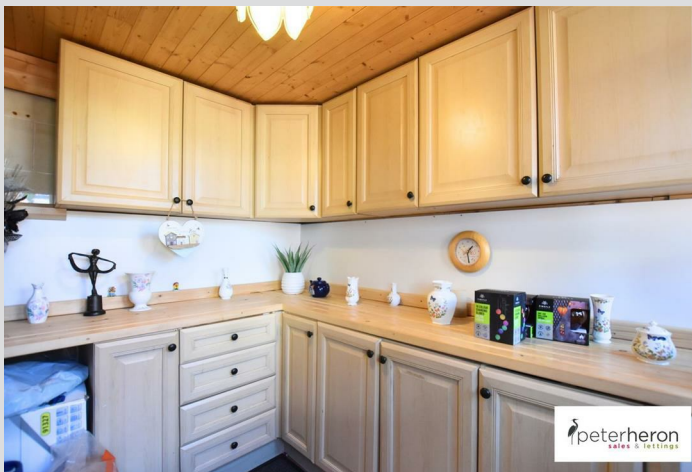
Low level WC, wash hand basin set into vanity unit, bath with shower tap, walk in shower cubicle, double glazed window to rear.

Outside



Low maintenance garden with a shed, outhouse and roller shutter.

Outhouse 8'6" x 6'5"



Wall and base units with wooden counter tops over, double glazed window and UPVC door to garden.

Tenure FH

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council TaxBand

The Council Tax is Band A.

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 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.

Viewings Srd

To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

Opening Times

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


Ombudsman


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

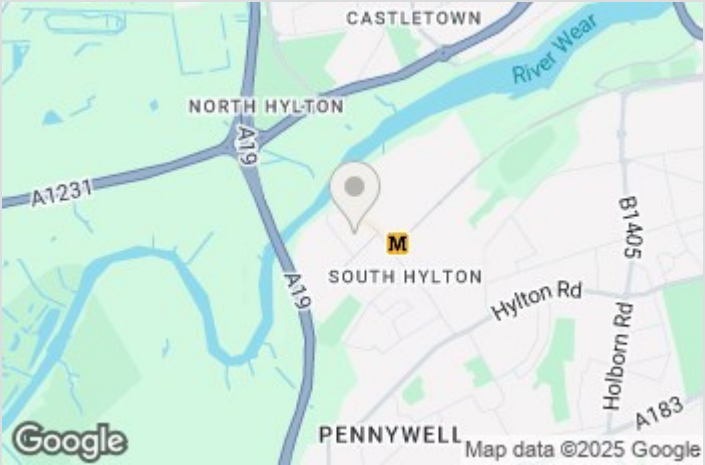
Visit www.peterheron.co.uk or call 0191 510 3323

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

MAIN ROOMS AND DIMENSIONS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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	



Visit www.peterheron.co.uk or call **0191 510 3323**

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

