









A deceptively spacious three bedroom home, featuring a conservatory, driveway, an attached garage and a low maintenance rear garden. Internal accommodation includes entrance porch, generous lounge, breakfasting kitchen and a conservatory whilst to the first floor there are three bedrooms and a bathroom/wc. The property benefits from double glazing and a floored and boarded out loft space. This location is conveniently situated for all local amenities, shops and schools as well as providing easy access to Sunderland City Centre and transport connections. Viewing highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door

## Entrance Porch

There is an inner door leading through to the lounge.

## Lounge 14'4" x 14'5" max measure inc staircase area

Double glazed bow window to the front, electric storage heater, staircase to the first floor and door to the breakfasting kitchen.

## Breakfasting Kitchen 14'5" x 10'8"

Wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit, there is a integrated oven and hob with extractor over, space has been provided for the inclusion of a fridge freezer, washing machine and a tumble drier, there is an electric storage heater, double glazed French door to the conservatory and a door to the utility.

## Conservatory 11'10" x 6'10"

Double glazed door to the garden and double glazed windows.

## Utility 9'0" x 8'0"

Fitted wall units and work surface incorporating a sink and drainer unit, there is a double glazed door to the rear garden, double glazed window and access to the garage.

## First Floor Landing

Doors leading off to the three bedrooms and bathroom, there is also a loft access hatch with a pull down ladder, leading up to a floored and boarded out loft space with the benefit of power lighting, and electric storage heater and a sky light window.

## Bedroom 1 11'4" no inc wardrobes x 8'3"

Double glazed window to the front, electric storage heater and built in wardrobes.

## Bedroom 2 8'3" x 11'5"

Double glazed window to the rear and an electric wall mounted heater.

## Bedroom 3 7'10" x 5'8"

Double glazed window to the front.

## Bathroom

Three piece suite, low level WC, wash hand basin set into vanity unit, and a panel bath with an electric shower over, there is a double glazed window, tiled walls and an electric heater.

## Outside

There is a garden to the front, a driveway providing off street parking and a low maintenance generous garden to the rear that is mainly paved.

## Garage 17'5" x 9'1"

An attached garage with an up and over access door, the garage has power lighting, a loft area providing Ideal extra storage space, and there is access through to the utility.

## 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.

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## 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

Visit [www.peterheron.co.uk](http://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

## Ombudsman

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

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

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



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