

Portchester Road, Pennywell, Sunderland

£110,000











A spacious three bedroom semi-detached house, situated within this popular and convenient location, available with no upper chain involved. Internally the accommodation on the ground floor includes a hall with staircase to the first floor, a lounge and an open plan dining / kitchen, whilst to the first floor there are three bedrooms and a bathroom/wc. Externally there are attractive 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. We highly advise early viewing to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via double glazed entrance door.

Entrance Hall




Double glazed window, radiator and staircase to first floor.

Lounge




Double glazed bow window to front, radiator and door to kitchen/diner.

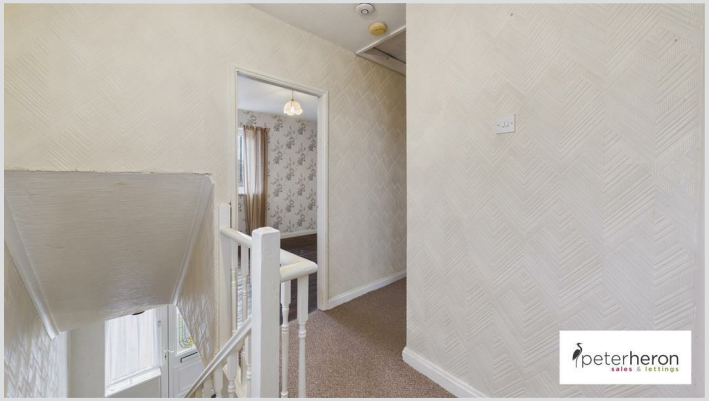
Kitchen/Diner






Fitted wall and base units with surfaces over incorporating sink and drainer unit, space for cooker and fridge freezer, double glazed window to rear, double glazed patio style door to rear garden, two radiators and door to outhouse.

First Floor Landing



Double glazed window to side.

Bedroom 1




Double glazed window to rear, radiator and built in wardrobe.

Bedroom 2




Double glazed window to front, radiator and built in wardrobe.

Bedroom 3




Double glazed window to front, radiator and built in cupboard housing wall mounted boiler.

Bathroom



Low level WC, pedestal washbasin and panel bath, radiator and two double glazed windows.

Outhouse
Useful space with doors to the front and rear, double glazed window and single glazed window.

MAIN ROOMS AND DIMENSIONS

Outside




Attractive gardens to the front and rear.

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.

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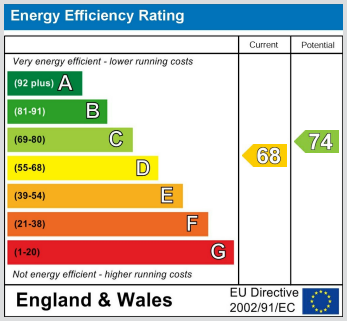
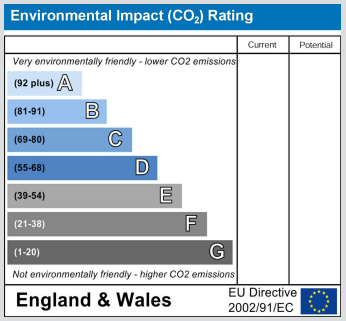
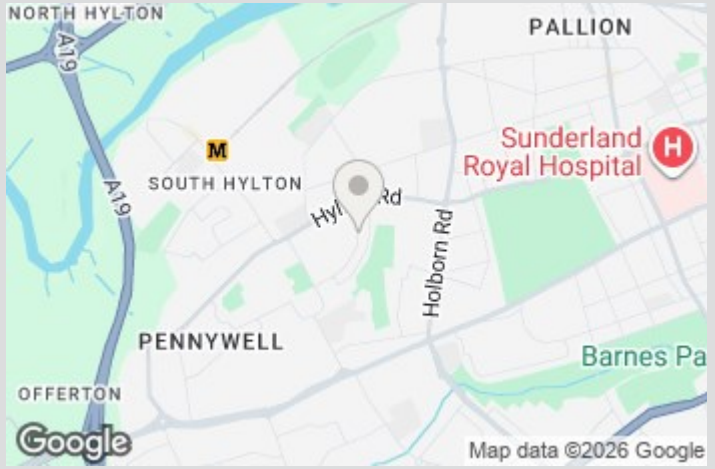
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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

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







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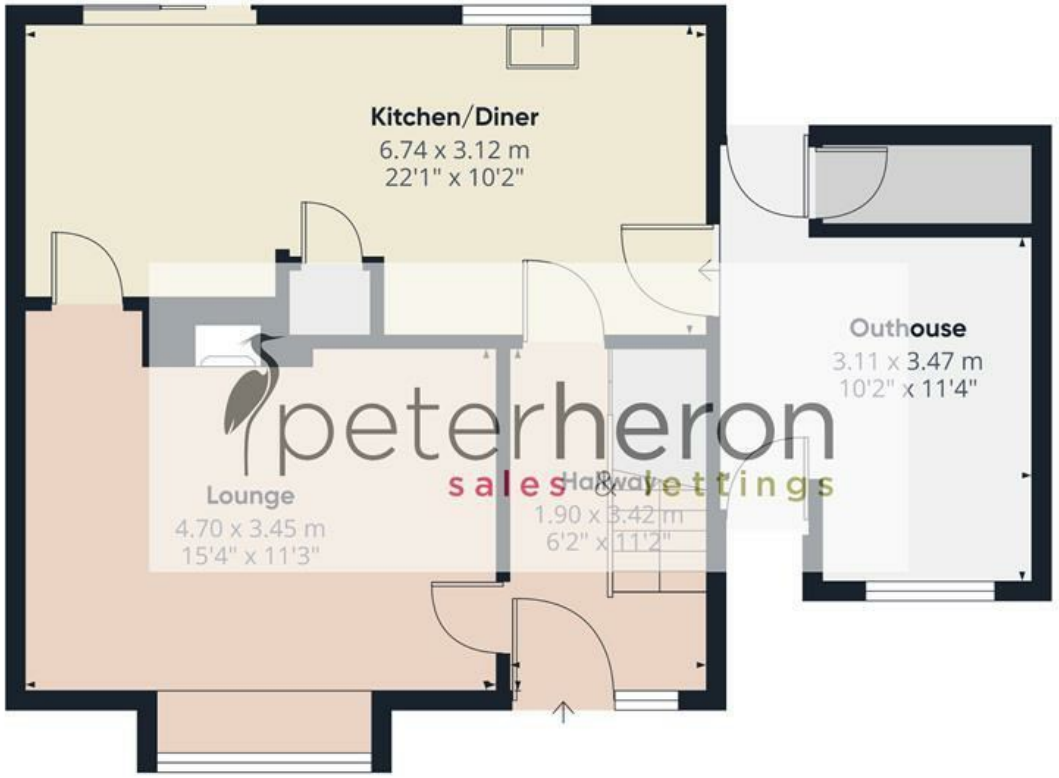

Ground Floor



First Floor

Approximate total area(1)

97.3 m²

1045 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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