









An attractive three bedroom mid terraced home conveniently located providing excellent access to local amenities, shops and schools as well as to Sunderland Royal Hospital and to transport connections. Internally on the ground floor there is an entrance vestibule, reception hall, lounge, dining room, and a fitted kitchen whilst to the first floor there are three bedrooms and a bathroom/wc. Externally there is a yard to the rear. With immediate vacant possession and no upper chain involved, early viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed entrance door to

Entrance Vestibule

Door connecting through to the

Reception Hall



There is a radiator, and staircase to the first floor with under stairs storage cupboard.

Lounge 15'8" into bay x 13'9" into alcove



Double glazed bay window to the front and a radiator.

Dining Room 13'1" x 13'10" into alcove



Double glazed window to the rear and a radiator.

Breakfasting Kitchen 19'8" x 5'10" extending to 6'10"



Fitted wall and base units with work surface over incorporating a breakfast bar and a 1 1/2 bowl sink and drainer unit, space has been provided for the inclusion of a cooker, fridge freezer and a washing machine, there is a radiator, tiled floor, double glazed window and a door to the yard.

First Floor Landing

Doors leading off to the three bedrooms and bathroom.

Bedroom 1 13'1" x 12'2"



Two double glazed windows to the front, a radiator and a built in cupboard.

Bedroom 2 13'4" x 10'4" not in robes



Double glazed window to the rear, radiator and a fitted wardrobe.

Bedroom 3 9'4" x 6'5"



Double glazed window to the front and a radiator.

Bathroom



Three piece suite with low level WC, mini wash hand basin and a panel bath with mains fed shower over, there is a double glazed window.

Outside

There is a small forecourt area to the front and a yard to the rear.

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 B.

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

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MAIN ROOMS AND DIMENSIONS

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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.

Viewings Fst

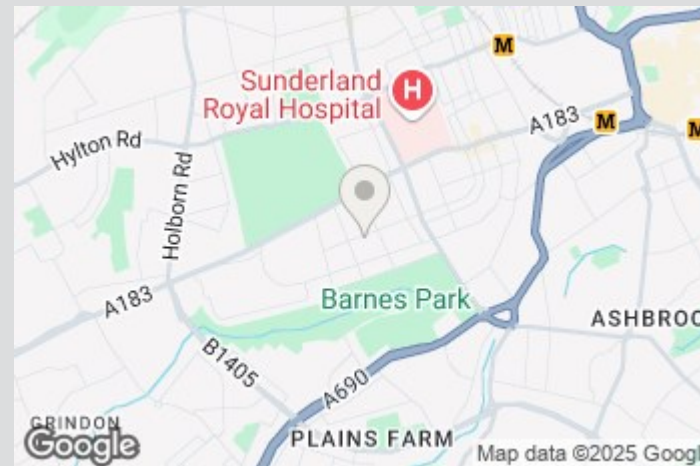
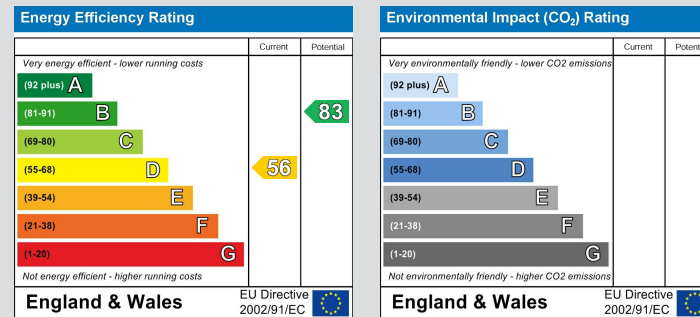
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

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.



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