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Edinburgh Square, Carley Hill, Sunderland

£109,950







Enjoying a quiet position within a convenient residential district of the city, walking distance from a good range of amenities, this beautifully presented, three bedroom terraced home offers comfortable living accommodation which is easy to maintain and economic to run. Internal accommodation comprises: entrance hall, lounge, dining room, kitchen, three first floor bedrooms and a bathroom benefiting from gas central heating, UPVC double glazing and gardens to the front and rear. Located within easy reach of Sea Road shopping centre and is also convenient for the City Centre and Coast. Internal inspection is unreservedly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Hall



Stairs to first floor and radiator.

Lounge 13'6" x 10'10"



Double glazed window to front, radiator and feature fireplace. Open plan into dining room.

Dining Room 8'10" x 8'9"



Double glazed window to rear and radiator.

Kitchen 9'0" x 8'9"



Wall and base units with countertops over incorporating

single bowl sink and drainer. Integrated oven, electric hob and extractor fan. Space for fridge freezer, washing machine and dishwasher. Radiator, double glazed window and UPVC door to rear.

First Floor Landing



Access point to loft.

Bedroom 1 14'2" x 9'3"



Double glazed window to front, radiator and storage cupboard.

Bedroom 2 9'3" x 7'8"



Double glazed window to rear and radiator.

Bedroom 3 9'5" x 7'8"



Double glazed window to front and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, washbasin and bath with shower over, radiator and double glazed window.

Outside



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.

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

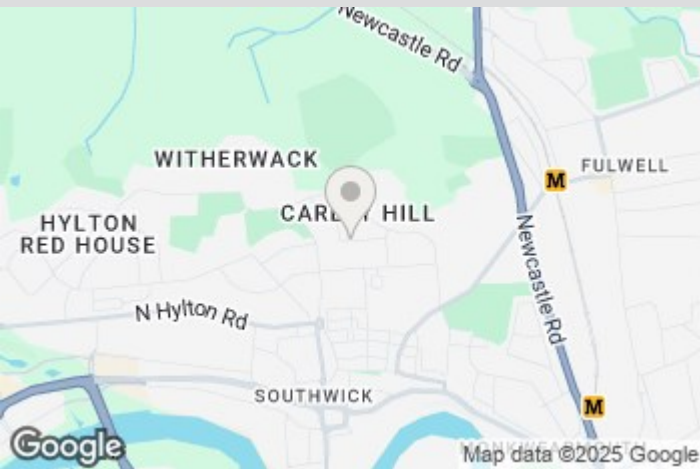
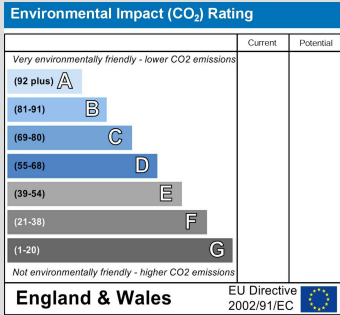
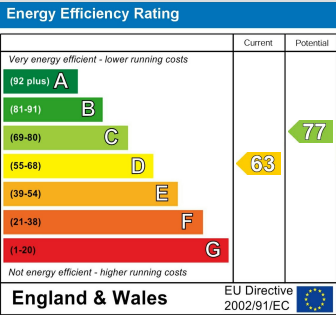
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

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.

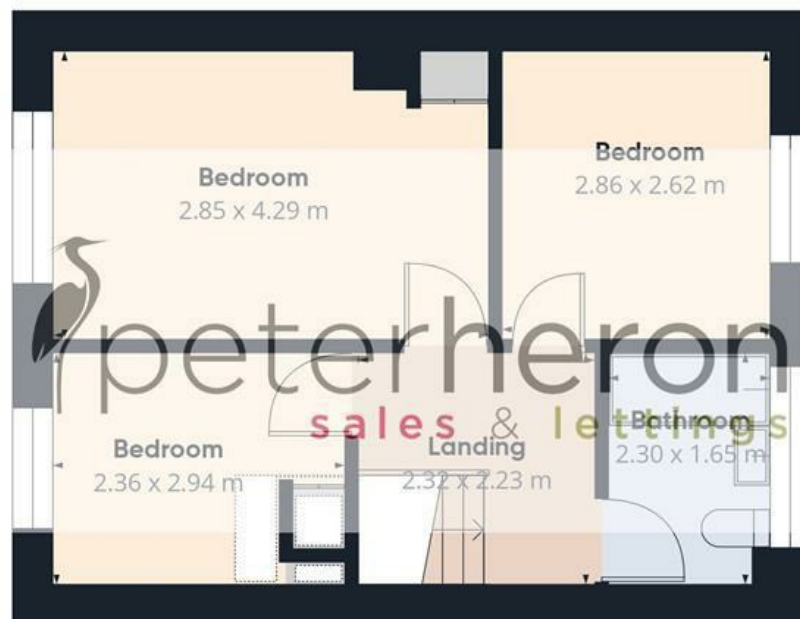


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Floor 0



Floor 1

Approximate total area⁽¹⁾

67.5 m²

Balconies and terraces

14.9 m²

Reduced headroom

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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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