









A three bedroom property, providing deceptively spacious accommodation over two floors. On the ground floor there is a generous lounge/diner, a modern kitchen, bathroom/wc and a double bedroom. On the first floor there are two further bedrooms. Externally there is a courtyard to the rear with a roller shutter access door. This convenient location is ideally situated for an excellent range of local amenities, shops, schools, Sunderland Royal Hospital and Sunderland University, as well as offering easy access to Sunderland City Centre and transport connections. Viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Hall



Radiator. Doors to lounge and bedroom 1.

Lounge/Diner 22'1" max including staircase area x 12'7"



Double glazed window to rear, radiator, built in cupboard, staircase to first floor and door to kitchen.

Kitchen 11'11" x 6'10"



Average measurement as irregular shape room. Fitted with a range of wall and base units with work surfaces overt incorporating sink and drainer unit, integrated appliances include an oven and hob, space for fridge freezer and washing machine, double glazed window. Wall mounted boiler, radiator and door to lobby.

Lobby

Built in cupboard, external door to courtyard and internal door to bathroom.

Bathroom



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

Bedroom 1 12'4" x 10'9"



Average measurement as irregular shape room. Double glazed window to front and radiator.

First Floor Landing

Radiator.

Bedroom 2 10'5" x 8'0"



Double glazed window to rear.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 8'5" x 7'1"



Double glazed window to rear.

Outside



Courtyard to the rear with roller shutter access door.

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.

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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.

Fawcett Street Viewings

To arrange an appointment to view this property please

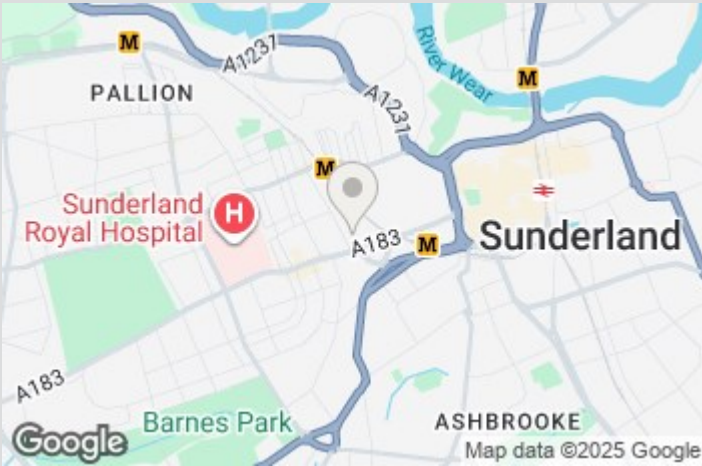
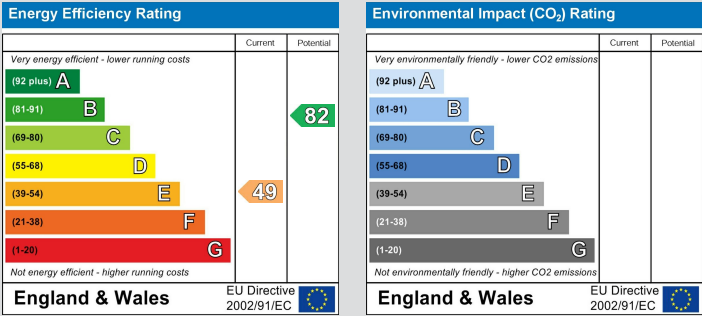
contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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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