









This attractive three bedroom mid terrace home situated in a convenient locality walking distance from urban amenities, offers an excellent opportunity to both first time buyers and investor landlords. Internal accommodation comprises lounge/diner, kitchen, three first floor bedrooms and a shower room whilst externally there is off street parking to the rear. Benefiting from gas central heating and UPVC double glazing, the property sits along this small street and is within easy reach of the coast, Sunderland City Centre and A19. Available with no upward chain, immediate internal inspection is highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door into the lounge/diner.

Lounge/Diner 15'4" x 16'11"



double glazed window to the front, double radiator, stairs to the first floor with storage under and is open plan into the kitchen.

Kitchen 15'4" x 5'6"



Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hobs. Space for a washing machine. Double glazed window, radiator and UPVC door to rear.

First Floor Landing



Landing with double radiator, access point to loft and doors to the three bedrooms and shower room.

Bedroom 1 6'0" x 11'10"



Double glazed window to the rear and a radiator.

Bedroom 2 8'2" x 10'7"



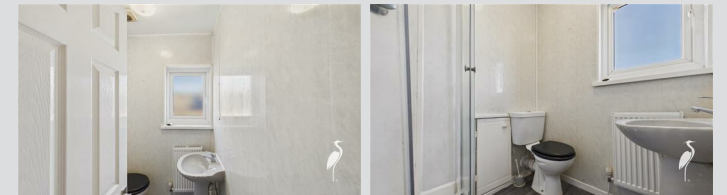
Double glazed window to the front, radiator.

Bedroom 3 6'10" x 5'6"



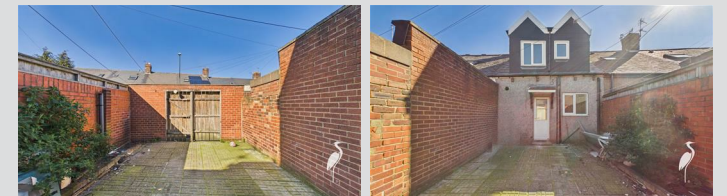
Double glazed window to the front and a double radiator.

Shower Room



Low level WC, hand wash basin, shower cubicle, double glazed window to the rear, storage cupboard and a radiator.

Outside



Low maintenance block paved courtyard to rear with wooden gates to rear lane.

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MAIN ROOMS AND DIMENSIONS

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

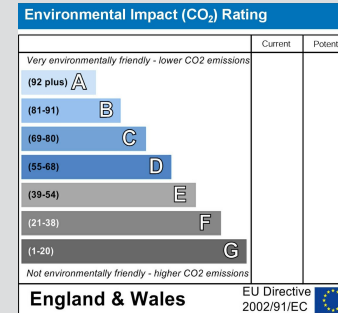
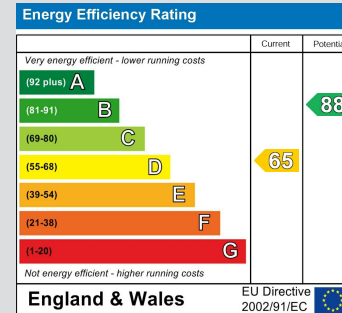
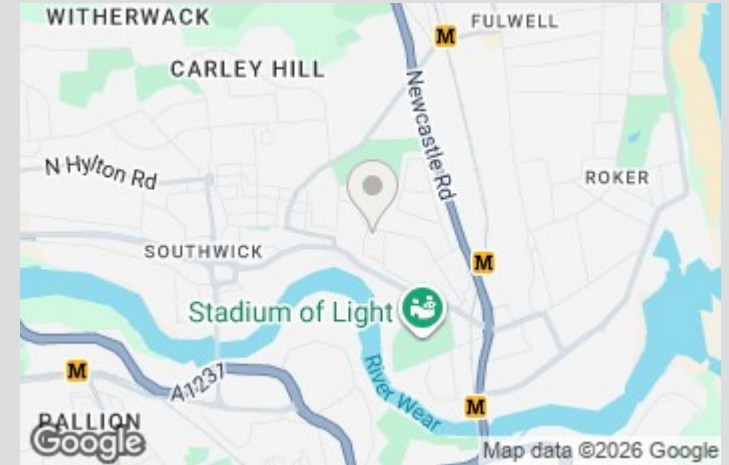
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

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.

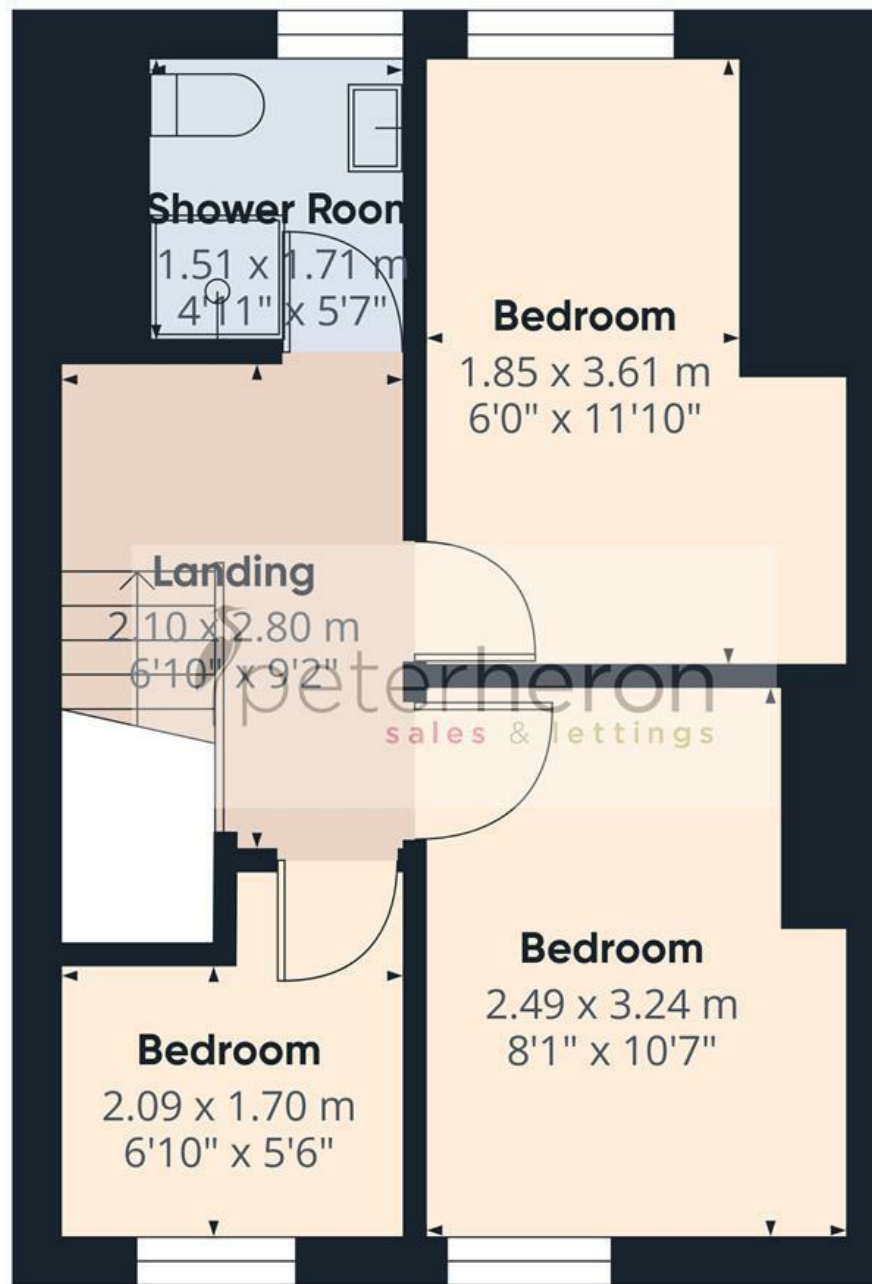


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Ground Floor



First Floor

Approximate total area⁽¹⁾

58.2 m²

626 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

