









A spacious and attractive three bedroom mid terrace house, situated within this popular and convenient area. Internally the well-appointed accommodation is accessed via an entrance vestibule, connecting through to an impressive hall with staircase to the first floor and a cloakroom/wc. There are two generous reception rooms and a 20ft kitchen / diner. On the first floor there are three bedrooms and a modern family bathroom/wc. Externally there is a small forecourt to the front and a delightful, block-paved courtyard to the rear with gated access. This ideal location provides easy access to local amenities, shopping facilities, Sunderland Royal Hospital and transport links. We highly recommend early viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Vestibule

Inner door through to hallway.

Reception Hall

Staircase to first floor, radiator and built in cupboard. Doors lead off to cloakroom/WC, lounge, dining room and kitchen/diner.

Cloakroom/WC



Low level WC and mini washbasin, double glazed window.

Lounge 15'8" into bay x 14'8" into alcove



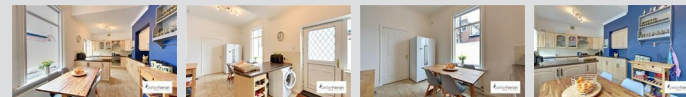
Box style bay window to the front with double glazed windows, radiator, impressive period fireplace, coving to ceiling and double doors leading through to dining room.

Sitting/Dining Room 12'11" into alcove x 14'2"



This versatile room has a double glazed window to the rear and radiator.

Kitchen/Diner 20'1" x 10'4"



Fitted with a range of wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include an oven and hob, space for fridge freezer, dishwasher and washing machine. Two double glazed windows and radiator. Double glazed door to courtyard.

First Floor Landing

Built in cupboard and doors to three bedrooms and bathroom.

Bedroom 1 15'8" into recess x 11'8"



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

Bedroom 2 14'2" x 11'7"



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

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 6'4" x 8'0" extending to 11'9" max



Double galzed window to front, radiator and built in cupboard.

Bathroom



Fitted with a contemporary suite comprising of a low level WC, washbasin set into vanity unit and P shaped bath with mains shower over, chrome ladder style radiator and a Skylight window.

Outside



There is a forecourt area to the front and to the rear a generous courtyard.

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 Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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

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Important Notice Part 2

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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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

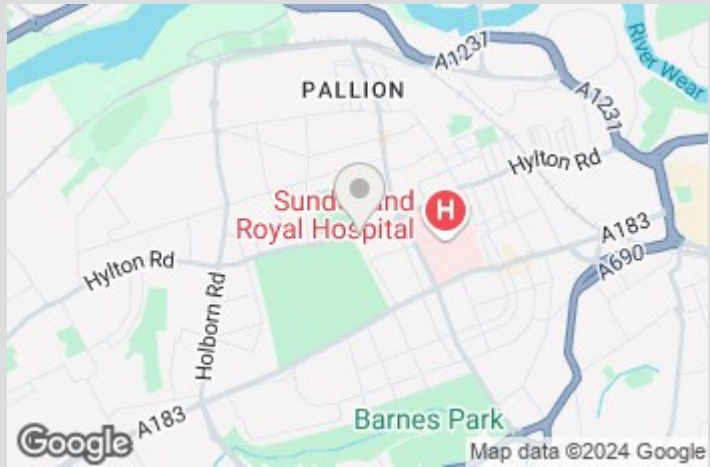
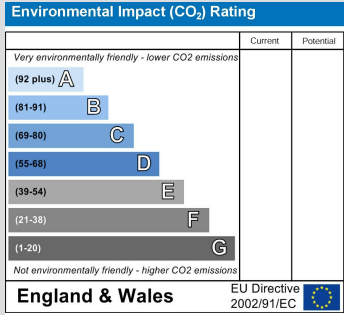
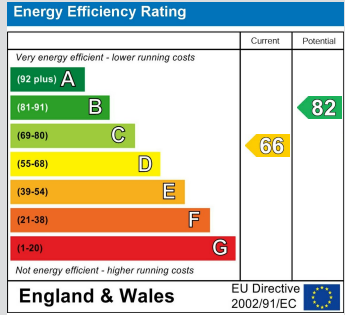
Ombudsman

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

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MAIN ROOMS AND DIMENSIONS

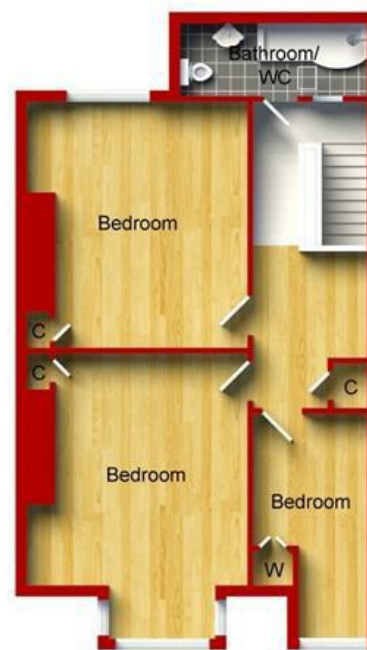


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Ground Floor
Approximate Floor Area
(81.33 sq.m)



First Floor
Approximate Floor Area
(55.96 sq.m)