









A spacious three bedroom semi-detached home occupying an attractive position within this sought-after area of East Herrington. The property requires general updating and modernisation, providing an excellent opportunity for the new owner to put their own stamp on the accommodation. Internally the accommodation on the ground floor includes a hall with staircase to the first floor, lounge, dining room, kitchen and utility whilst to the first floor three bedrooms, bathroom and separate wc. Benefits of the property include gas central heating to radiators, partial double glazing, gardens to the front and rear, driveway and an attached single garage. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. With no upper chain involved, early viewing is highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Entrance Hall



Staircase to first floor and radiator.

Lounge 11'10" into alcove x 13'8" into bay



Three radiators, double glazed bay window to front and sliding door to dining room.

Dining Room 10'8" x 8'7"



Double glazed window to rear and radiator.

Kitchen 9'5" x 10'9"



Wall and base units with work surfaces over incorporating a sink and drainer unit, space for cooker and fridge, double

glazed window to rear, radiator, built in cupboard and door to utility.

Utility 7'6" x 7'2"



Space for washing machine, double glazed window to rear, single glazed door to rear garden and door to garage.

First Floor Landing

Single glazed window.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 14'4" into bay x 10'11"



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

Bedroom 2 10'10" x 10'11"



Double glazed window to rear and radiator.

Bedroom 3 7'5" x 5'10" extending to 8'0" into recess



Double glazed window to front and radiator.

Bathroom



Pedestal washbasin and bath with electric shower over, single glazed window, heated towel rail and airing cupboard.

Seperate WC

Single glazed window.

Outside



Garden to the front with a driveway providing off street parking, a useful side access and a generous garden to the rear.

Garage 17'4" x 7'9"

Attached garage with up and over access door, single glazed window and door to utility.

Council Tax Band

The Council Tax Band is Band C.

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.

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MAIN ROOMS AND DIMENSIONS

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.

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.

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.

Fawcett Street Viewings

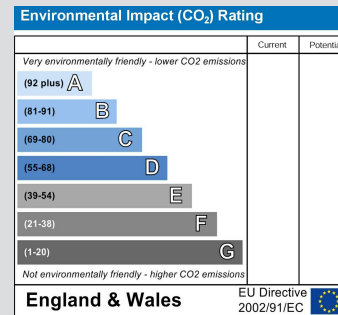
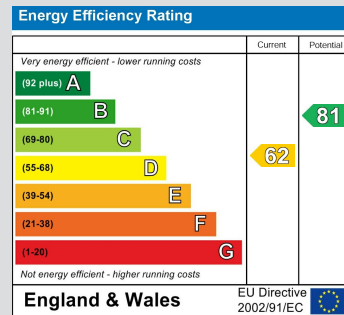
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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