









A modern mid terrace house, situated within this popular location, perfect for first time buyers being ready to move into and available with no upward chain. Internally the accommodation on the ground floor includes a hall with a staircase to the first floor and a cloakroom/wc, there is a lounge to the rear with glazed door to the garden and to the front and a breakfasting kitchen. To the first floor there are three bedrooms and a bathroom/wc. Externally there is a small garden to the front and a lawned garden to the rear with gated access. The property benefits from double glazed windows, gas central heating, all new blinds, carpets and linoleum flooring. This ideal location provides easy access to local amenities, Sunderland Royal Hospital and Sunderland City Centre as well as offering excellent transport links. Early viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Reception Hall



Radiator and stairs to first floor.

Lounge



Double glazed window with new blind, newly fitted carpet, radiator and UPVC sliding door with new blinds to rear.

Kitchen



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Integrated oven with gas hob and hood. Space for a washing machine and fridge freezer. Double glazed window to front with new blind, newly fitted lino flooring and a radiator.

Cloakroom/WC



Low level wc and wash basin. Radiator and newly fitted lino flooring.

First Floor Landing



Radiator and access point to loft.

Bedroom 1



Two double glazed windows to front with new blinds, newly fitted carpet and radiator.

Bedroom 2



Double glazed window to rear with new blind, newly fitted carpet and radiator.

Bedroom 3



Double glazed window to rear with new blind, newly fitted carpet and radiator.

Visit www.peterheron.co.uk or call **01915103323**

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Bathroom



Bath with shower over, low level wc and wash basin.
Radiator and newly fitted lino flooring.

Outside



Low maintenance rear courtyard laid mainly to lawn with
double gates to rear lane.

Council Tax Band

The Council Tax Band is Band B.

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.

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.

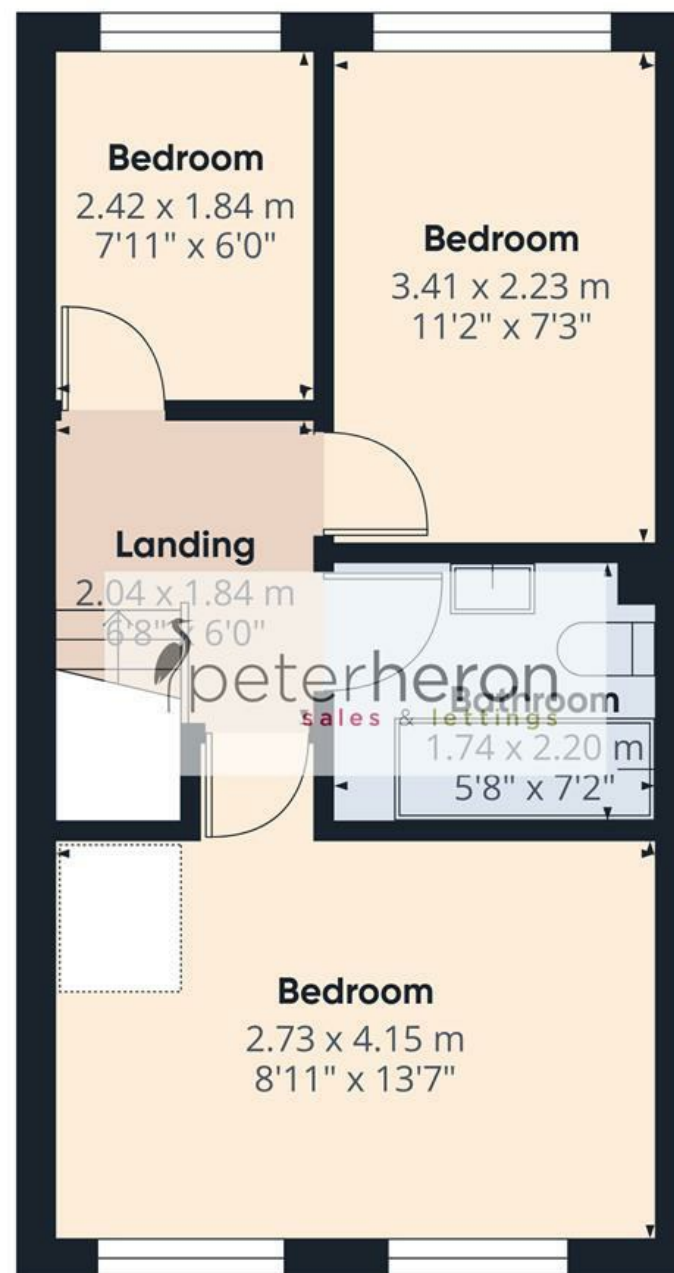
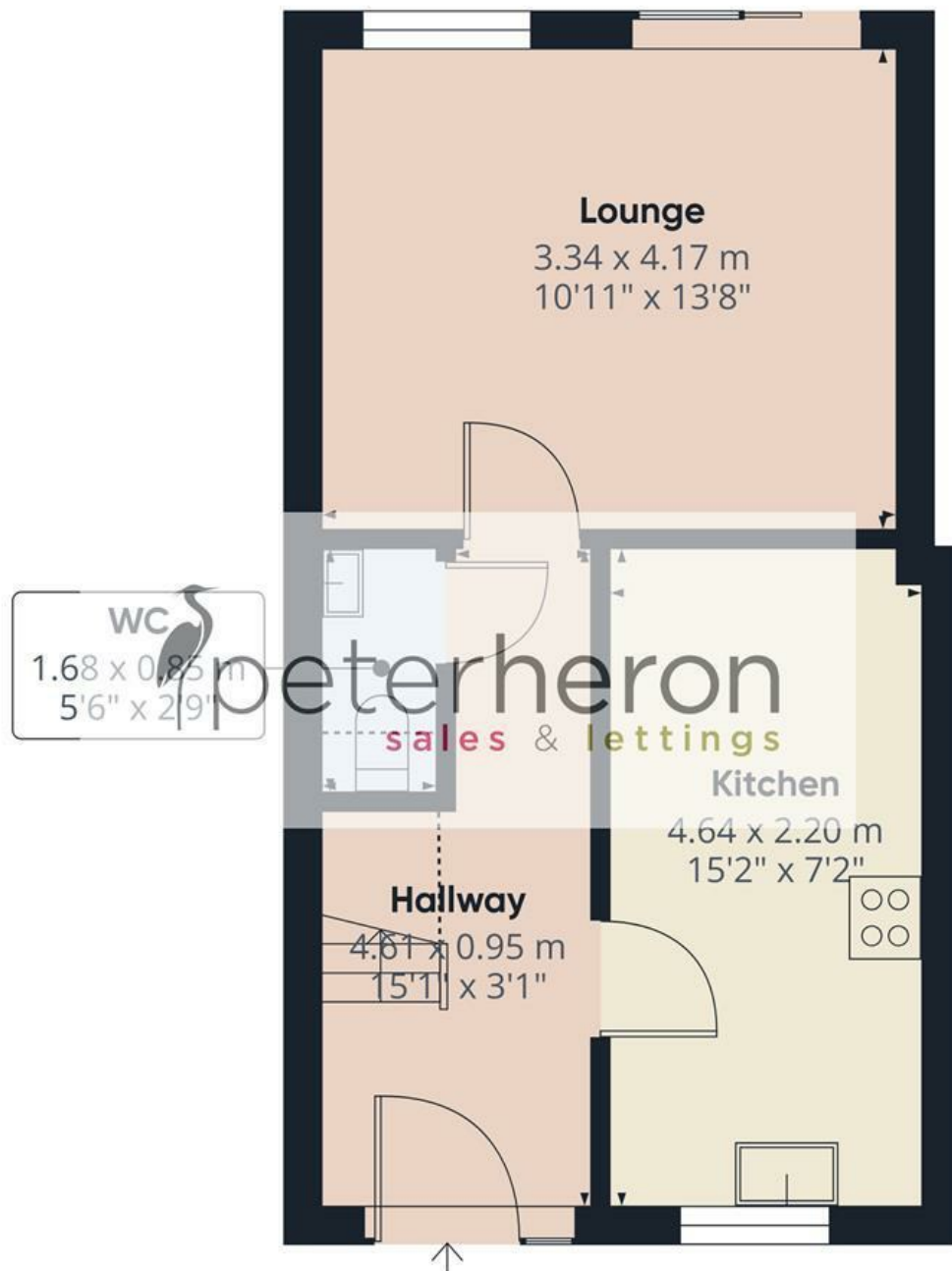
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



Visit www.peterheron.co.uk or call 01915103323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Approximate total area⁽¹⁾

62.8 m²

676 ft²

Reduced headroom

1.2 m²

13 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.

GIRAFFE360

