









An attractive three bedroom semi-detached house with a delightful garden to the rear, occupying a delightful cul-de-sac position within this highly regarded location. Internally the accommodation on the ground floor includes a hall with a staircase to the first floor, two reception rooms and a kitchen. On the first floor there are three bedrooms, a bathroom and separate wc. Externally there is a garden to the front and a superb, mature garden to the rear. The property is ideally placed for local amenities, shops and schools as well as for access into the city centre and transport connections. With no upper chain involved, early viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via wooden door into the reception hall,

Reception Hall



Stairs to the first floor with storage under, electric heater, single glazed window to the side and doors to

Lounge 13'2" x 11'3"



Single glazed window to the rear and a feature fireplace.

Dining Room 13'7" x 13'2"



Single glazed bay window to the front and feature electric fireplace.

Kitchen 6'8" x 4'9"



Wall and base units with countertops over incorporating single bowl stainless steel sink and drainer unit. Space for cooker, fridge freezer, washing machine and tumble dryer. Single glazed windows to rear and wooden door to rear/side passage.

First Floor Landing



Single glazed window to side and doors to

Bedroom 1 14'2" x 12'6"



Single glazed bay window to front.

Bedroom 2 12'7" x 11'3"



Single glazed windows to rear and a storage cupboard.

Bedroom 3 7'6" x 7'1"



Single glazed window to front.

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MAIN ROOMS AND DIMENSIONS

Bathroom



wash hand basin, bath and a single glazed window to the side.

Separate WC



Low level WC and a single glazed window.

Outside



Garden to the front and a generous rear garden, mainly laid to lawn with established planting, wooden gate to rear access lane and an air raid shelter below.

Council TaxBand

The Council Tax is Band C.

Tenure LH

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 23/11/1937 and the Ground Rent is £5.00 per annum.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Important Notice

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

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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 £300.00 by Movewithus Ltd.

Viewings Fst

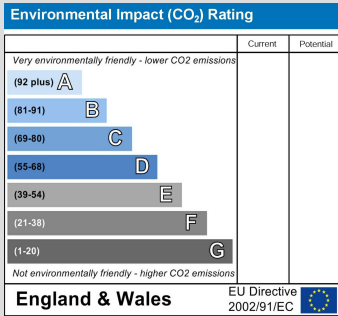
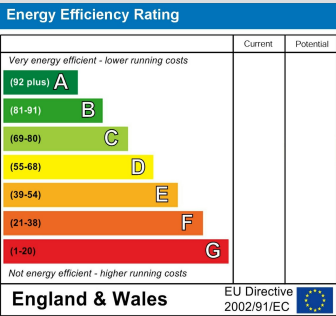
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

Ombudsman

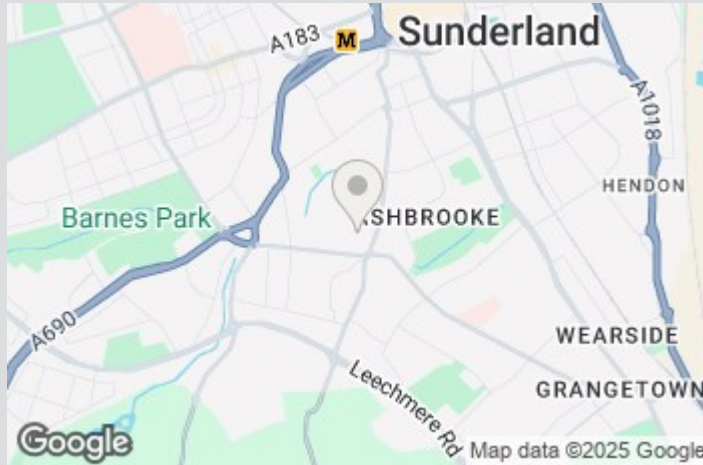
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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