















An attractive three bedroom semi-detached house, available with no upper chain involved. Internally the accommodation includes an entrance hall with staircase to the first floor, two reception rooms and a modern kitchen whilst to the first floor there are three bedrooms and a wet room/wc. Externally there are low maintenance garden to the front and to the rear a block-paved, providing off street parking. Benefits of the property include double glazing and gas central heating to radiators. The property is well located for local amenities, shops and schools, Sunderland Royal Hospital and Sunderland University, as well as providing easy access to the City Centre and transport connections, including Pallion Metro Station. Early viewing is essential.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Entrance via UPVC door into

## Entrance Hall

With a radiator, stairs to first floor and door to lounge.

## Lounge 12'10" x 10'10"



Double glazed bay window to the front elevation, radiator and feature fireplace. Open plan into dining room.

## Dining Room 10'11" x 10'9"



Double glazed UPVC French doors to rear and a double radiator. Door to kitchen.

## Kitchen 10'11" x 7'2"



Wall and base units with countertops over incorporating a

single bowl stainless steel sink and drainer unit. Integrated gas oven and hob. Space for a washing machine and fridge freezer. Double glazed window to rear elevation.

## First Floor Landing

Radiator, double glazed frosted window and access point to loft.

## Bedroom 1 12'4" x 10'0"



Double glazed window to front elevation and a radiator.

## Bedroom 2 9'8" x 9'4"



Double glazed window to the rear and a radiator.

## Bedroom 3 7'2" x 6'11"



Double glazed window to the front elevation and a radiator.

## Wet Room



Low level WC, washbasin set into vanity unit and wall mounted shower, heated towel rail and two double glazed frosted windows.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## Outside



Low maintenance courtyard to rear with a roller shutter providing off street parking.

## Council Tax Band

The Council Tax Band is Band

## Tenure Leasehold

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 13/5/1934 and the Ground Rent is £0.00.

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 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 £210.00 by Movewithus Ltd.

## Fawcett Street Viewings

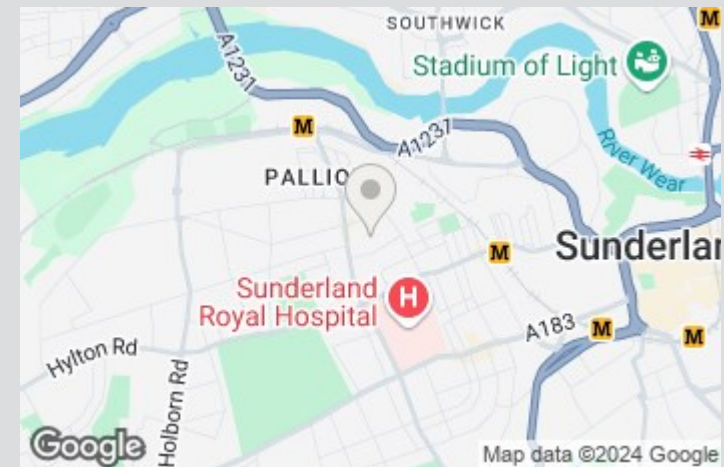
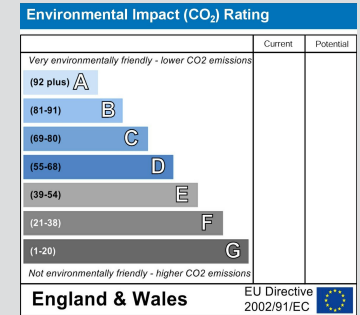
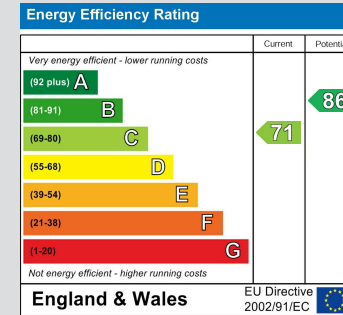
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

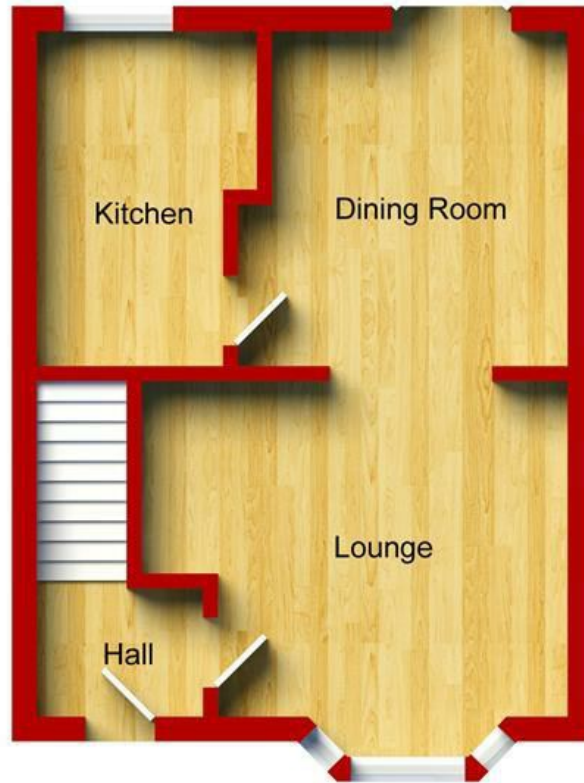
## Ombudsman

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

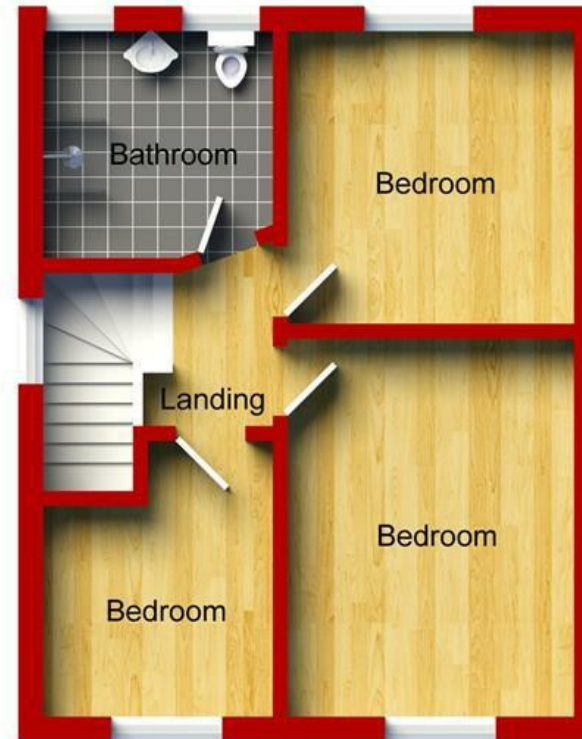


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Ground Floor  
Approximate Floor Area  
(37.20 sq.m)



First Floor  
Approximate Floor Area  
(36.60 sq.m)

28 Orchard Street