









An attractive three bedroom semi-detached home, situated within this sought after residential area, available for sale with immediate vacant possession and no upper chain involved. Internally the spacious accommodation on the ground floor is accessed via an entrance vestibule that leads through to a hall with staircase to the first floor. There are two well-proportioned reception rooms, kitchen and a rear sun porch. On the first floor there are three bedrooms, bathroom and a separate wc. Externally there is a driveway providing off street parking, an attached single garage, a useful side access, delightful garden to the front and south facing garden to the rear. The property has the potential to be extended over the garage, at the back of the property and into the very sizeable loft, subject to the appropriate planning approvals. This convenient location offers easy access to local amenities, shops and schools as well as providing links to Sunderland City Centre and to major road connections. We highly advise arranging an early viewing to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access to vestibule via sliding door.

Vestibule

Inner door leading to the hall.

Hall



Spacious hall with staircase to first floor landing, storage cupboard and radiator.

Lounge 13'6" x 13'2"



Double glazed window to the front and a radiator.

Dining Room 12'4" x 11'5" (into alcove)



Double glazed window to the rear overlooking the garden and a radiator.

Kitchen 8'5" x 8'11"



Fitted wall and base units with work surfaces over incorporating a sink and drainer unit. Space has been provided for the inclusion of a cooker, fridge freezer and washing machine. There is a double glazed window to the rear, radiator and a door to the lobby.

Lobby

With access to the sun porch, door to the garage and a built-in cupboard.

Sun Porch 8'3" x 4'10"



Double glazed door to the rear garden and a double glazed window.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing



Double glazed window and doors connecting off to bedrooms, bathroom and separate WC.

Bedroom 2 12'3" x 10'1" (extending to 11'11")



Double glazed window to the rear providing elevated far reaching views, a radiator and built-in cupboard.

Bathroom



Fitted with pedestal wash hand basin, panelled bath, part tiled walls, radiator and double glazed window,

Bedroom 1 12'6" x 11'11"



Double glazed window to the front and a radiator.

Bedroom 3 8'1" x 11'9"



Double glazed window to the front and a radiator.

WC



Fitted with WC, part tiled walls and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



There is a driveway providing off street parking and access to the garage, useful side access from the front to the rear and there are delightful south facing rear gardens.

Garage 16'2" x 8'3"

Attached garage with an up and over access door, single glazed window and door to the internal lobby.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

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 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

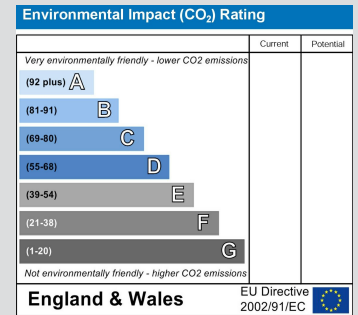
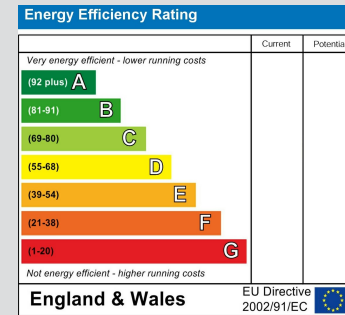
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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.

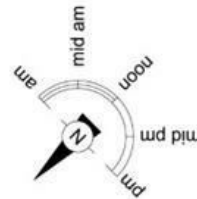


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Ground Floor
Approximate Floor Area
(51.22 sq.m)



First Floor
Approximate Floor Area
(47.27 sq.m)

29 Highside Drive