









An extended four bedroom semi-detached home, situated on the ever popular Leechmere Road. The internal accommodation on the ground floor comprises entrance porch, hall, lounge opening through to dining room and modern breakfasting kitchen. On the first floor there are four generous bedrooms, a contemporary family bathroom/wc and separate shower room. Benefits of the property include gas central heating, double glazing, block paved driveway and gardens to the front and rear. Ideally positioned for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. Early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance via UPVC double glazed entrance door to porch.

Entrance Porch



Double glazed windows and double glazed French doors to hallway.

Entrance Hall



Double radiator and stairs to first floor with understairs storage. Doors to kitchen and lounge.

Lounge/Diner 12'1" x 11'5" into alcoves plus 10'2" x 9'3"



Double glazed window to the front, and radiator. Open plan into dining area.

Dining Area



Double radiator and double glazed French door to conservatory.

Conservatory 10'5" x 7'3"



Double glazed windows and double glazed French patio doors to garden.

Breakfasting Kitchen 16'9" x 10'2"



Range of modern wall and base units with work surfaces over incorporating a single bowl stainless steel sink with mixer tap, integrated appliances include an electric oven, electric hob and extractor fan, microwave, dishwasher, washer dryer and fridge freezer, breakfast bar, double glazed window to rear and double glazed window into conservatory. UPVC door to garden and radiator.

First Floor Landing

Storage cupboard.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 17'10" x 8'0" maximum



Double glazed window to front, radiator and fitted wardrobes.

Bedroom 2 15'5" x 8'9" maximum



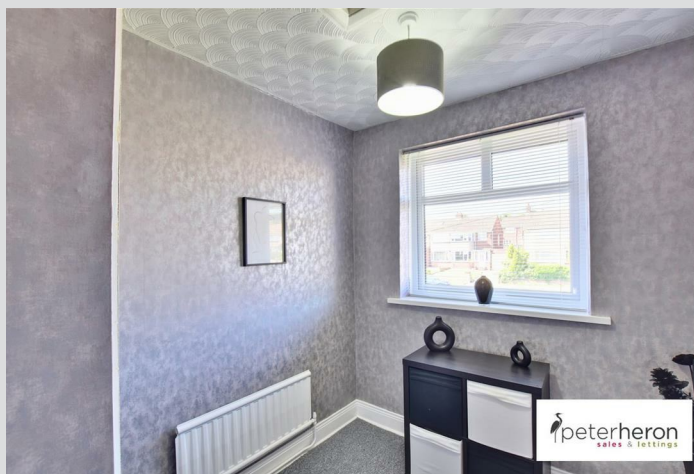
Double glazed window to front, radiator and fitted sliding door wardrobes.

Bedroom 3 10'4" x 9'4"



Double glazed window to rear and radiator.

Bedroom 4 7'2" x 6'5"



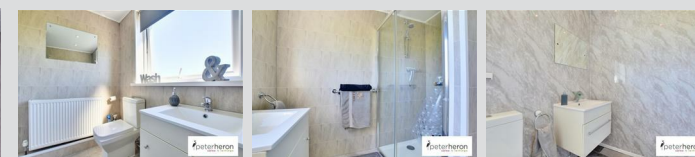
Double glazed window to front, radiator and storage cupboard.

Bathroom



Low level WC, washbasin vanity unit and bath, double glazed window to rear and radiator.

Shower Room



Low level WC, washbasin vanity unit and walk in shower, double glazed window to rear and radiator.

Outside



Garden to the front with driveway providing off street parking, garage to side and attractive low maintenance garden to rear with artificial lawn and patio seating area.

Council Tax Band

The Council Tax Band is Band C.

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 13/5/1954 and the Ground Rent is £8.40 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 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

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MAIN ROOMS AND DIMENSIONS

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

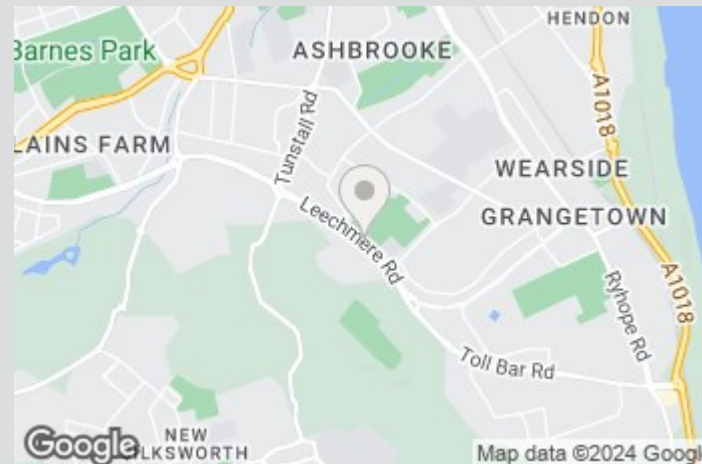
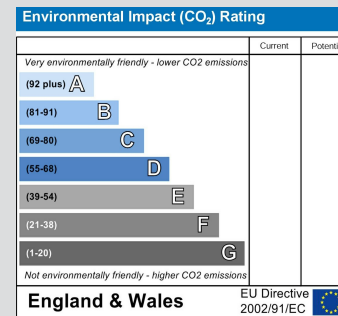
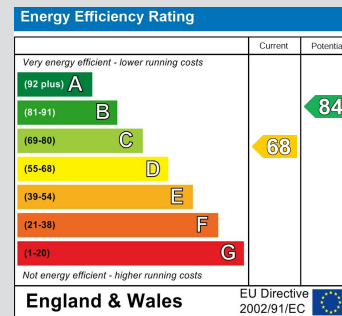
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

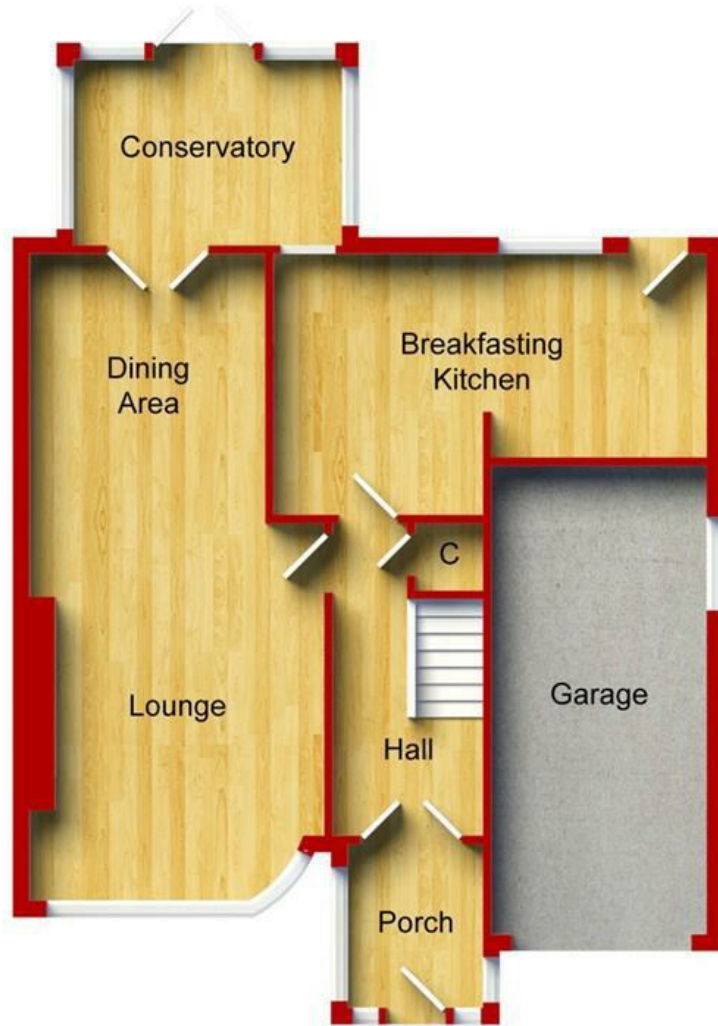
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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
(56.64 sq.m)



First Floor
Approximate Floor Area
(58.36 sq.m)

