



for sale
peterheron
0191 510 3323
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Occupying a favourable position on a corner plot at the head of this desirable situate cul-de-sac, this well proportioned three bedroom semi detached home with wonderful, south facing gardens to the rear offers an exciting opportunity to families who wish to live in this sought after coastal suburb. Available with no upward chain, the property internally has accommodation comprising entrance porch, reception hall, lounge, dining room, kitchen, utility, three first floor bedrooms and a bathroom. Features of note include gas central and UPVC double glazing, the property externally gardens to the front with a drive together with a garage to the side and well proportioned mature gardens to the rear with attractive lawns and established borders. Walking distance from good schools and within easy reach of the coast, Sea Road shopping centre and Metro stations at Seaburn and the Stadium of Light, this wonderful home which would benefit from cosmetic enhancement carries huge potential together with an attractive asking price.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed sliding entrance door to

Entrance Porch

UPVC double glazed windows, tiled floor and inner door leading through to

Reception Hall



Staircase to first floor, radiator, wood panelled to walls.

Dining Room 14'9" x 12'10"



UPVC double glazed sliding patio door to rear garden, radiator, double doors leading into

Lounge 11'5" x 10'10" not including bay



UPVC double glazed bay window to front, radiator and electric fireplace with feature surround.

Kitchen 6'10" x 10'1"



Wall and base units with working surfaces over incorporating sink and drainer unit, tiled splashbacks, space for cooker, space for fridge, radiator and UPVC double glazed window to rear.

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MAIN ROOMS AND DIMENSIONS

Utility 9'9" x 8'3"



Wall and base units incorporating sink and drainer unit, space for washing machine, space freezer, tiled flooring, UPVC double glazed window and door to outside.

First Floor Landing

Decorative stained glass/lead window to side. Storage cupboard.

Bedroom 1 10'3" x 11'8"



UPVC double glazed window, radiator and fitted wardrobes.

Bedroom 2 11'2" x 10'10"



UPVC double glazed window, radiator and fitted wardrobes and dressing table.

Bedroom 3 6'9" x 7'5"



UPVC double glazed window.

Bathroom 10'2" x 5'9"



Low level WC, pedestal washbasin, bath and separate shower cubicle with electric shower, tiled walls and UPVC double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



Gardens to the front with a drive together with a garage to the side and well proportioned mature gardens to the rear with attractive lawns and established borders.

Garage 8'3" x 15'9"

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 25/12/1935 and the Ground Rent is £4.50pa.

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.

Council Tax Band

The Council Tax Band is Band B.

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.

Sea Road Viewings

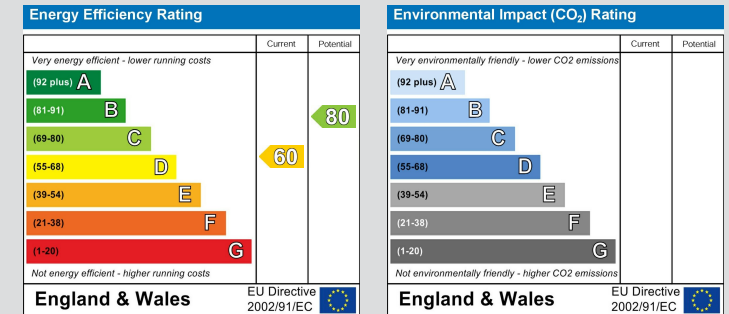
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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