









Carrying huge potential and available with no upward chain, this popular style 1930's 3 bedroom semi-detached home with well proportioned west facing gardens to the rear offers first time buyers and families an exciting opportunity to purchase a conveniently located family home walking distance form all urban amenities.

Internal accommodation comprises reception hall, lounge, dining room, kitchen, utility, ground floor shower room, 3 first floor bedrooms and a bathroom whilst features of note include some double glazing, gas central heating, gardens to the front with a drive and garage to the side.

Perfectly placed for a selection of good schools and shopping facilities along Sea Road, the property is also well placed for Seaburn Metro station and Sunderland's magnificent coastline with its Award Winning Blue Flag beaches.

Immediate internal inspection is unreservedly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via a UPVC double glazed feature door to reception hall.

Reception Hall



With turn spindle balustrade staircase, double radiator, under stairs storage cupboard.

Lounge 14'0" x 15'1" into bay



With timber framed double glazed windows overlooking front garden, double radiator, fireplace, arched alcoves, coved cornice to ceiling.

Dining Room 12'1" x 14'11" into bay



With timber framed double glazed windows overlooking west facing rear garden, single radiator, fireplace, fitted shelving and cupboard to alcove, coved cornice to ceiling.

Kitchen 9'6" x 8'11"



Fit with base and eye level units with granite coloured working surfaces and upstands incorporating a single drainer one-and-a-half bowl sink unit with pedestal mixer taps, fitted shelving, glass fronted display cabinet, electric hob with overhead extractor hood and split level double electric oven, double radiator, part tiled walls, UPVC double glazed window to rear elevation, glazed door to the utility. Cupboard discreetly concealing the wall mounted gas boiler serving hot water and radiators.

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MAIN ROOMS AND DIMENSIONS

Utility 6'9" x 9'4"

With working surfaces, wall cupboards, space and plumbing for automatic washing machine, UPVC double glazed window and door to rear elevation providing access directly into the rear gardens.

Ground Floor Shower Room

Low level WC, wall mounted wash basin and walk in shower enclosure - white suite with marble effect wall and floor tiles, wall mounted heater, extractor unit and LED downlights. Inter-connecting door to the garage.

First Floor Landing

With double glazed timber framed stain glass window to side elevation, access point to the loft.

Bedroom 1 12'5" x 12'2"



UPVC double glazed dormer window to front elevation, single radiator.

Bedroom 2 12'5" x 11'11"



UPVC double glazed dormer window to rear elevation, fitted wardrobes and cupboards to alcoves and a single radiator.

Bedroom 3 5'4" x 8'9"



UPVC double glazed dormer window to front elevation, fitted wall cupboards, drawers and shelving and a single radiator.

Bathroom



Pedestal wash basin, panelled bath with overhead shower - coloured suite with part tiled walls, double radiator, UPVC double glazed window to side elevation.

Separate WC

Low level WC with part tiled walls, UPVC double glazed window to side elevation.

Outside



Attractive mature gardens to the front, collage set drive into attached brick garage. Well proportioned west facing gardens to the rear, attractive lawns, borders and raised beds together with timber shed, external cold water supply.

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MAIN ROOMS AND DIMENSIONS

Garage 15'1"x 7'4"

With up and over door, brick store, single glazed timber framed window to side elevation, interconnecting door to the kitchen.

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.

Council Tax Band

The Council Tax Band is Band C

Tenure Freehold

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

Sea Road Viewings

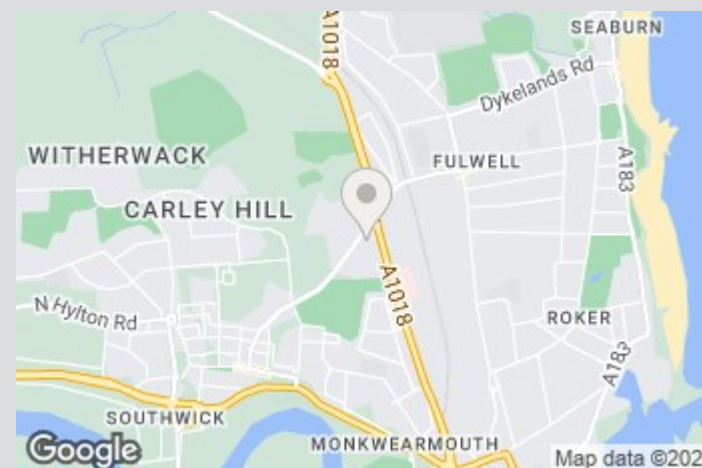
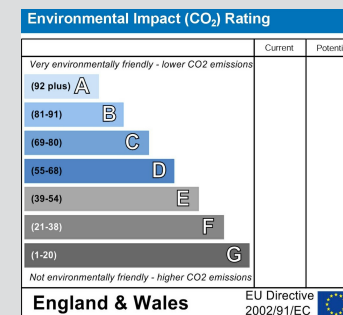
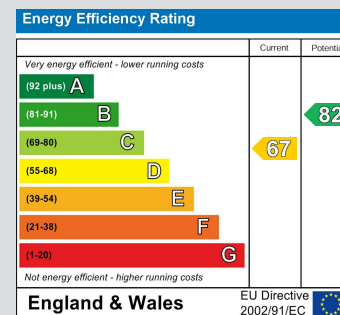
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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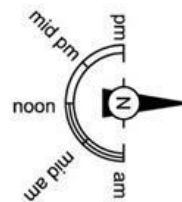
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Ground Floor
Approximate Floor Area
(63.97 sq.m)



First Floor
Approximate Floor Area
(37.08 sq.m)



31 East Grange