

This modern three bedroomed three storey town house with gardens and garage really must be viewed to appreciate the accommodation on offer. The living space is arranged over three floors and comprises:- ground floor hall, cloakroom/WC and an impressive breakfasting kitchen. To the first floor there is a lounge & bedroom 3/study with en-suite shower room/WC and to the top floor two further bedrooms with separate modern bathroom/wc. Externally there is a drive, garage and garden to the rear. Located just off the Broadway this superb home is perfect for all excellent amenities and is convenient for the City Centre and the A19.

# MAIN ROOMS AND DIMENSIONS

## 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.

## Ground Floor

Access via entrance door to

### Entrance Hall



Radiator and staircase to first floor.

### Cloakroom/WC



WC and mini washbasin, radiator and double glazed window.

### Breakfasting Kitchen 17'6" x 9'11"



Fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include an electric oven and hob, fridge freezer, dishwasher and washing machine. Double glazed window to rear, double glazed French doors to rear and radiator.

### First Floor Landing

Double glazed window to front.

### Lounge 16'10" x 10'1" plus 7'4" x 5'11"



Double glazed French door with Juliet Balcony, and radiator.

### Bedroom 3/Study 10'1" x 5'6"



Double glazed window to rear, radiator and door to

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# MAIN ROOMS AND DIMENSIONS

## En-Suite Shower Room

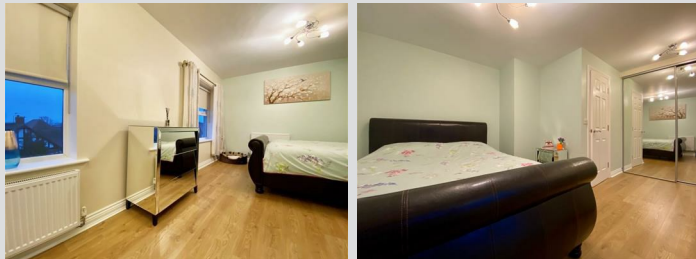


Low level WC, washbasin set into vanity unit and step in shower cubicle with mains shower, chrome ladder style radiator, tiled walls and double glazed window.

## Top Floor Landing

Radiator.

## Bedroom 1 10'1" x 11'3" plus 5'11" x 5'4" not including fitt



Two double glazed windows to front, two radiator and mirror fronted sliding door wardrobes.

## Bedroom 2 10'1" x 9'4" not including fitted robes



Double glazed window to rear, radiator and mirror fronted sliding door wardrobes.

## Bathroom



Low level WC, washbasin set into vanity unit and panel bath with tiled walls, chrome ladder style radiator, double glazed window.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Block paved driveway to the front and an attractive low maintenance garden to the rear.

### Garage 16'2" x 9'8"

Integral garage with roller shutter main access door and internal door to hall.

### Council Tax Band

We have been advised by our Clients this property is Council Tax Band C and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

### 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

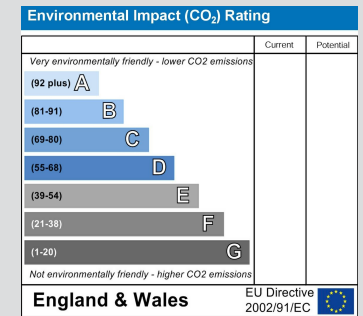
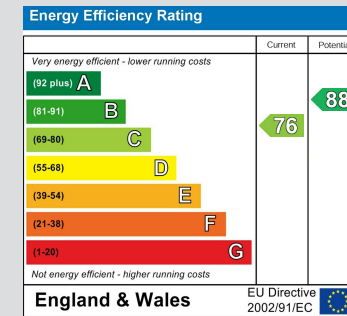
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

## 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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