









A spacious three bedroom semi-detached home, ideally located within this popular and convenient location. Internally there is a reception hall with staircase to the first floor and an attractive lounge to the front with bay window whilst to the rear there is an open plan dining kitchen with French doors to the conservatory overlooking the rear garden. On the first floor there are three bedrooms and a shower room/wc. Benefits of the property include double glazing, gas central heating to radiators, block-paved driveway to the front providing off street parking and a delightful lawned garden to the rear. This location is ideal for local amenities, shops and schools as well as for Sunderland Royal Hospital and transport links to surrounding areas. With no upper chain involved, we highly recommend early viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Reception Hall



Staircase to first floor with understairs cupboard, radiator and double glazed window.

Lounge 13'10" into alcove x 13'6" into bay



Double glazed bay window to front, radiator, feature fireplace, coving to ceiling and double doors leading into dining kitchen.

Dining Kitchen 18'6" x 11'4" narrowing to 10'5"



This superb open plan dining kitchen is fitted with a range of modern wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include an oven and hob with extractor chimney over, space for fridge freezer and washing machine, radiator, double glazed window to rear, built-in cupboard housing wall mounted boiler and double glazed French doors leading into conservatory.

Conservatory 9'7" x 9'3"



Double glazed French door leading out onto patio area, double glazed windows overlooking the garden and a tiled floor.

First Floor Landing

Double glazed window and radiator.

Bedroom 1 11'4" x 10'5" not including robes



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

Bedroom 2 11'2" x 9'5" not including fitted robes



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

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 7'4" x 7'8"



Double glazed window to front and radiator.

Shower Room



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

Outside



Gravelled garden to the front with a block paved driveway providing off street parking, useful side access and a delightful mature garden to the rear with lawned area and patio.

Council Tax Band

The Council Tax Band is Band B.

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 25/12/1912 and the Ground Rent is £3.35pa.

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 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

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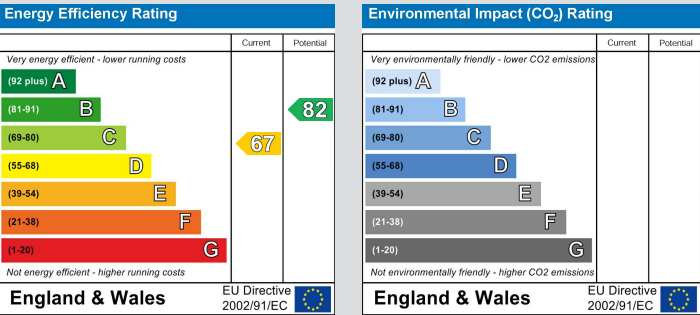
MAIN ROOMS AND DIMENSIONS

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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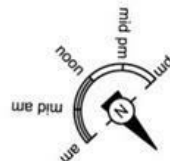
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Ground Floor
Approximate Floor Area
(52.85 sq.m)



First Floor
Approximate Floor Area
(43.33 sq.m)



31 Kayll Road