









A beautifully appointed three bedroom end terrace home with a stunning, stylish interior, impressive landscaped gardens and enjoys a delightful open aspect to the front. Internally there is an entrance porch, hall, lounge and a modern open plan kitchen / diner to the rear whilst to the first floor there are three bedrooms and a contemporary bathroom/wc. Externally there are attractive, low maintenance gardens to the front and rear with artificial grassed areas, a patio and roller shutter door at the rear. The property is ideally placed for local amenities as well as providing easy access into Sunderland City Centre and to Sunderland Royal Hospital and offering excellent transport links. Benefits of the property include double glazing and gas central heating to radiators. Viewing highly recommended to appreciate the fabulous standard of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Entrance via UPVC double glazed French doors with inner UPVC door to

## Entrance Hall

Staircase to the first floor with under stair storage and doors to the lounge and dining kitchen.

## Lounge 13'2" x 11'4"



Gas fireplace, double radiator and a double glazed bay window to the front elevation.

## Dining Kitchen



A spacious kitchen and dining area featuring a range of modern wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer. Integrated electric oven and hobs and integrated dishwasher. Space provided for a fridge freezer and a washing machine. Also including a breakfast bar, radiator, built in storage cupboards and double glazed window and door to the rear elevation.

## First Floor Landing

Landing with doors leading to the three bedrooms and bathroom

## Bedroom 1 12'1" x 11'1"



Double glazed window, radiator and alcoves.

## Bedroom 2 11'4" x 11'1"



Double glazed window, radiator and alcoves.

## Bedroom 3 8'0" x 6'5"



Double glazed window and radiator.

## Bathroom



Benefitting from a low level WC, hand wash basin with vanity unit, bath with overhead shower, part tiled walls, radiator and two double glazed frosted windows.

## Outside



To the rear the property benefits from a tiered garden, mainly laid with artificial grass and there is a roller shutter door. To the front there is a generous garden, laid mainly with artificial grass.

## Council Tax Band

The Council Tax Band is Band B.

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Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# 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.

## 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:-

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## 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.

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## Fawcett Street Viewings

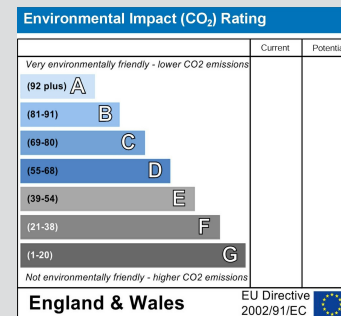
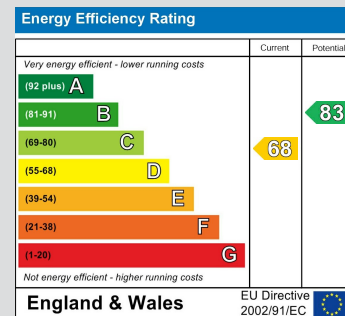
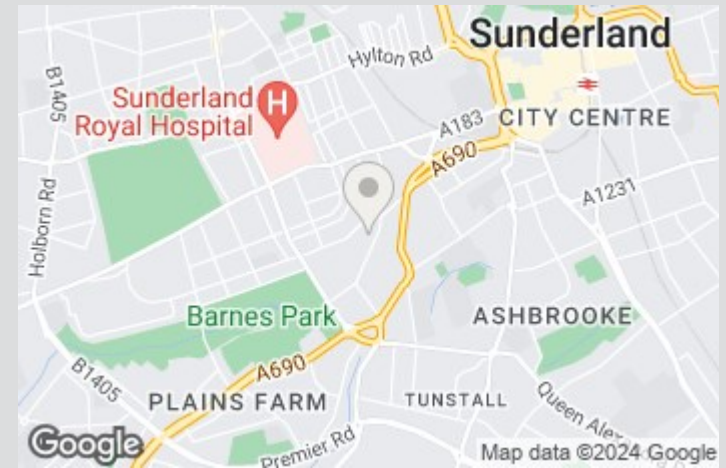
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman Fst

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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