









This three bedroom semi-detached house, occupies an attractive position within this ever popular area of East Herrington. Internally the accommodation on the ground floor includes an entrance porch, hall with staircase to the first floor, lounge opening through to a dining room and there is a kitchen whilst to the first floor there are three bedrooms, a modern bathroom and a separate wc. Benefits of the property include gas central heating to radiators, double glazing, driveway, garage and low maintenance gardens to the front, side and rear. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. With no upward chain involved, early viewing is essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Porch

There are double glazed windows and an inner door leading through to the hall.

Hall



With a staircase to the first floor with under stairs storage cupboard, radiator and a door to the lounge.

Lounge 14'6" x 12'3"



Double glazed window to the front, radiator, feature fireplace and archway leading through into the dining room.

Dining Room 9'11" x 9'2"



Double glazed window to the rear and a radiator, there is a sliding door to the kitchen.

Kitchen 9'4" x 8'11"



Fitted with a range of wall and base units with work surfaces over, incorporating a sink and drainer unit, space has been provided for the inclusion of a cooker, fridge and a washing machine, there is a double glazed door to the side of the property and a double glazed window to the rear.

First Floor Landing



Double glazed window to the side and an airing cupboard housing the central heating boiler.

Bedroom 1 11'10" x 11'3"



Double glazed window to the front, radiator.

Visit www.peterheron.co.uk or call 0191 510 3323

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

MAIN ROOMS AND DIMENSIONS

Bedroom 2 9'8" x 11'3"



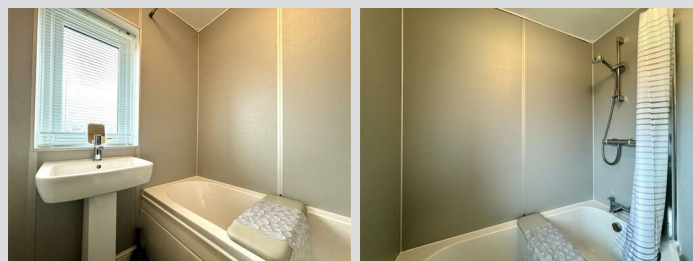
Double glazed window to the rear and a radiator.

Bedroom 3 8'3" x 5'10" extending to 8'4"



Double glazed window to the front, radiator and built in cupboard.

Bathroom



Modern suite with pedestal wash hand basin and panel bath with mains fed shower over, chrome ladder style radiator and a double glazed window.

Separate WC

Low level WC and a double glazed window.

Outside



There is a block paved driveway providing off street parking leading to attached garage and low maintenance gardens to the front, side and rear laid mainly with artificial grass.

Council Tax Band

The Council Tax Band is Band C

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is years from 1/1/2009 and the Ground Rent is £

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

Visit www.peterheron.co.uk or call 0191 510 3323

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

MAIN ROOMS AND DIMENSIONS

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

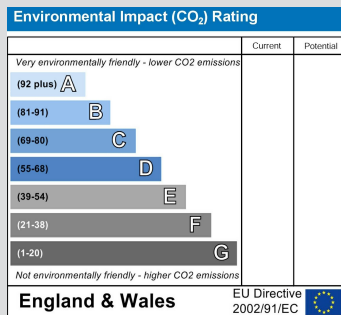
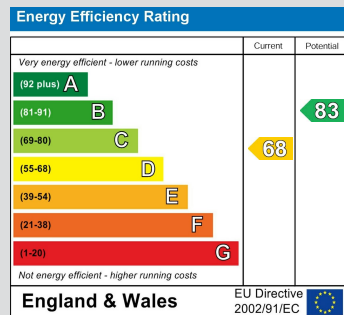
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.

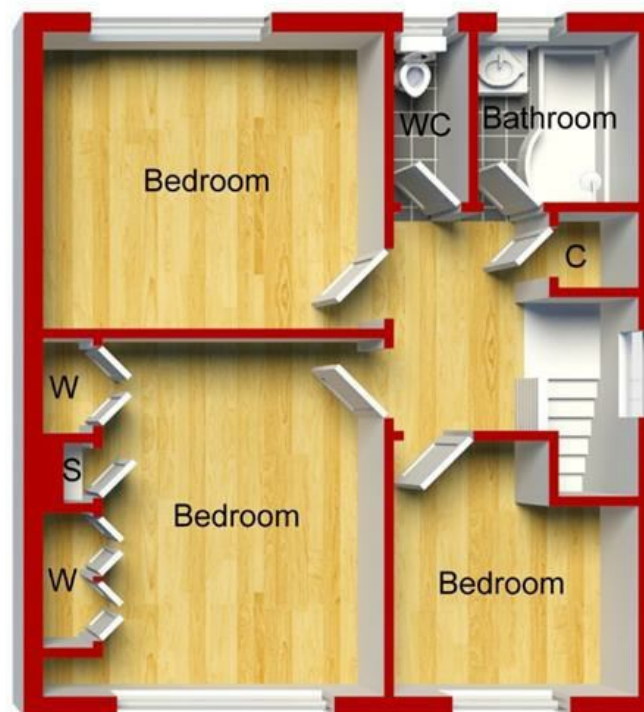


Visit www.peterheron.co.uk or call 0191 510 3323

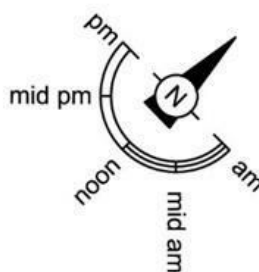
Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor
Approximate Floor Area
(45.89 sq.m)



First Floor
Approximate Floor Area
(40.46 sq.m)



34 Launceston Drive