







This spacious four bedroom mid terrace home provides well presented and well proportioned accommodation. Internally briefly comprises on the ground floor of an entrance vestibule, impressive hall with staircase to the first floor, two generous reception rooms and a fitted kitchen whilst to the first floor there are four bedrooms and a modern shower room. Externally there is a courtyard to the rear with remote control roller shutter access door and a workshop. Ideally placed for a range of local amenities, shops and schools as well as providing links to major road connections. We highly recommend viewing of this attractive home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

### Entrance Vestibule

Inner door connecting through to

### Hallway



Staircase to first floor and radiator.

### Lounge 13'9" into alcove x 13'7"



Double glazed door leading out into rear courtyard, radiator and multi-fuel burning stove. Double doors connect through to dining room.

### Dining Room 15'8" into alcove x 13'5"



Two double glazed windows to front, radiator, fireplace with gas fire and coving to ceiling.

### Kitchen 16'8" maximum measurement x 9'6"



Wall and base units with work surface over incorporating sink and drainer unit, space for range style cooker, fridge freezer, washing machine and dishwasher, radiator, double glazed window, built in pantry and door to courtyard.

### First Floor Landing



### Bedroom 1 12'7" x 13'9"



Double glazed window to rear, radiator.

# MAIN ROOMS AND DIMENSIONS

**Bedroom 2 12'0" into alcove x 13'9"**



Two double glazed windows to front and radiator.

**Bedroom 3 7'7" x 10'2"**



Double glazed window to front and radiator.

**Bedroom 4 9'9" x 7'10" not including recess**



Double glazed window to side and radiator.

**Shower Room**



Modern suite comprising of a low level WC, washbasin set into vanity unit and walk in shower with mains shower, chrome ladder style radiator, tiled walls and floor, two double glazed windows.

**Outside**



Courtyard to the rear with remote control roller shutter access door and WORKSHOP accessed from the rear courtyard.

## **Council Tax Band**

The Council Tax Band is Band A.

## **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

Visit [www.peterheron.co.uk](http://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

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

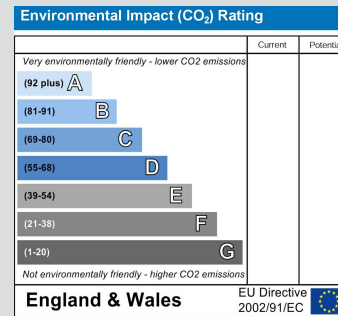
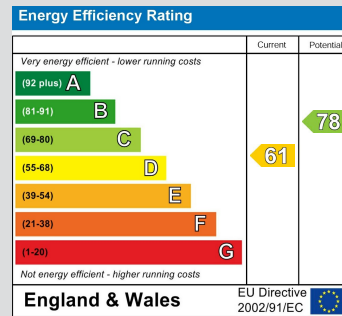
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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](http://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

