









A significantly extended semi-detached home, situated within this ever popular area, available for sale with no upper chain involved. Internally the accommodation on the ground floor includes an entrance porch, lobby with staircase to the first floor, lounge with a bay window and sliding doors through to a spacious dining kitchen and there is a downstairs wc. On the first floor there are two bedrooms and a bathroom/wc. Externally there is a garden with a driveway, a large attached garage and a garden to the rear. This convenient location provides easy access to local amenities, shops and schools as well as to Sunderland Royal Hospital and transport links to surrounding areas. Viewing a must!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed sliding door to

Entrance Porch

There is a tall double glazed window and an inner double glazed door to the lobby.

Lobby

With a radiator and staircase to the first floor, there is also a door to the lounge.

Lounge 13'5" into bay x 12'6" into alcove



Double glazed bay window to the front, radiator and sliding door to the dining kitchen.

Dining Kitchen 18'6" x 10'11" + 11'6" x 8'9"



L shaped room, a superb open plan space with a fitted kitchen with wall and base units with work surface over incorporating a sink and drainer unit, spaces have been provided for the inclusion of a cooker, a fridge freezer and a washing machine, there is a wall mounted boiler, tall double glazed window with double glazed door to the rear garden, a further double glazed window to the rear, two radiators and access to the lobby.

Lobby

With doors to both the WC and garage.

WC

With a fitted low level WC.

First Floor Landing

With a double glazed window and doors to the 2 bedrooms and bathroom.

Bedroom 1 10'3" no inc robes extending to 13'1" into recess



Generously proportioned room with a double glazed bay window to the front, a further double glazed window to the front, a radiator, and fitted mirror fronted sliding door wardrobes.

Bedroom 2 9'10" x 6'3" measure no inc fitted robes



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

Bathroom



Low level WC, pedestal wash hand basin, a corner bath, there is a radiator and double glazed window.

Outside

There are gardens to the front and rear, a driveway and a garage.

Garage 25'10" max measure x 9'3"

An attached garage with an up over access door, there is a single glazed window to the rear, a door to the rear garden and also an internal door to the lobby.

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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

Council Tax Band

The Council Tax Band is Band B

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.

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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

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Fawcett Street Viewings

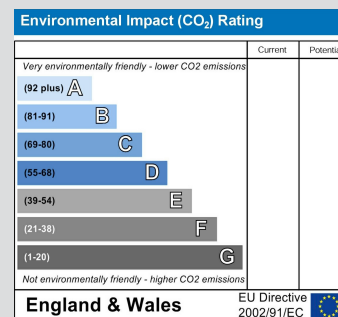
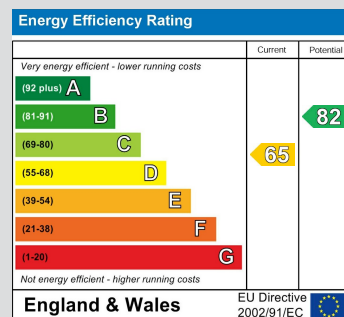
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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Ground Floor
Approximate Floor Area
(49.86 sq.m)

First Floor
Approximate Floor Area
(31.14 sq.m)

36 Ferndene Crescent