













This newly refurbished three bedroom semi-detached home has been upgraded and modernised to a most impressive standard. The property features a superb rear garden and enjoys a delightful open aspect to the rear, overlooking playing fields. Internally the immaculate accommodation includes an entrance lobby, an attractive lounge and a fabulous kitchen / diner, fitted with an excellent range of modern units and there are doors leading to the rear. On the first floor there are three well-proportioned bedrooms and a contemporary family bathroom/wc. Externally there is a garden to the front with a driveway and to the rear a wonderful, generous garden. Conveniently positioned for many local amenities including Sunderland Royal Hospital, Millfield Metro Station, shops and schools as well as major routes to the A19 and City Centre. With immediate vacant possession and no upper chain involved, early viewing is highly recommended to appreciate the quality of accommodation on offer.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite door.

## Entrance Lobby

Inner door to hallway.

## Hallway



Stairs to first floor.

## Lounge 14'1" x 13'4"



Double glazed bay window to front, double Radiator and storage cupboard.

## Kitchen/Diner 18'10" x 8'9"



Range of modern walk and base units with work surfaces over incorporating single bowl sink and drainer with mixer tap, integrated oven, electric hob and hood and washing machine. Space for fridge freezer. Double radiator, 2x double glazed windows and Composite door to rear.

## Washroom



Low level WC and washbasin, double glazed window.

## First Floor Landing



Access point to loft, double glazed window to side and double radiator.

## Bedroom 1 10'9" x 10'7"



Double glazed window to front and double radiator.

## Bedroom 2 12'2" x 8'0"



Double glazed window to rear and double radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 10'6" x 8'9"



Double glazed window to rear and double radiator.

## Bathroom



Low level WC, washbasin and bath with waterfall shower over, heated towel rail and double glazed window.

## Outside



Attractive front garden with driveway providing off street parking. Generous rear garden with artificial lawns and gate access to the front.

## 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 - Particulars

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. 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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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 £300.00 by Movewithus 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		76
(39-54) E	60	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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## MAIN ROOMS AND DIMENSIONS

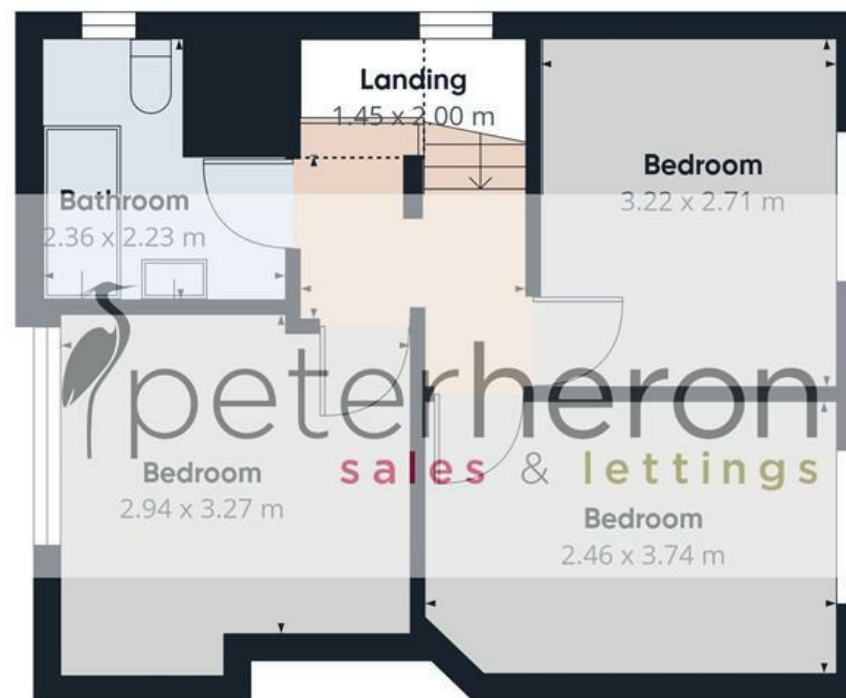


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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

75.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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