









A spacious three bedroom semi-detached house situated on the ever popular Tudor Grove, available with no upper chain involved. Internally the accommodation on the ground floor includes an entrance lobby, lounge and a kitchen / diner whilst to the first floor there are three bedrooms and a wet room/wc. Externally there is are gardens to the front and rear. This popular location provides easy access to local amenities, shops and schools as well as offering transport connections to Sunderland City Centre and surrounding areas. Early viewing is recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door into

## Entrance Hall

Stairs with stair lift to the first floor and door to the lounge.

## Lounge 14'2" x 13'7" max



Bay window to the front elevation, radiator, feature brick wall with a feature fire and door to the kitchen/diner.

## Kitchen/Diner 9'11" x 16'11" max



Wall and base units with wood effect worktops over incorporating a 1 1/2 bowl ceramic sink and drainer unit, glass fronted display unit, radiator, three double glazed windows to the rear elevation and a double glazed window to the side elevation. Space for a fridge/freezer, oven and washing machine. Door to rear garden and door to WC.

## Ground Floor WC



Low level WC and hand washbasin.

## First Floor Landing

Double glazed window to the side elevation and a radiator.

## Bedroom 1 14'2" x 8'2"



Radiator and a double glazed window to the rear elevation.

## Bedroom 2 10'2" x 10'8"



Radiator and a double glazed window to the front elevation.

## Bedroom 3 8'5" x 10'11"



Radiator and a double glazed window to the rear elevation.

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

## Wet Room



Low level WC, hand washbasin and main shower, part tiled walls and a double glazed window.

## Outside



Gardens to the front and rear.

## 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 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

## 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B		82	(81-91) B
(69-80) C			(69-80) C
(55-68) D	66		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

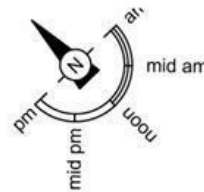
Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor  
Approximate Floor Area  
(38.72 sq.m)



First Floor  
Approximate Floor Area  
(38.72 sq.m)



# 37 Tudor Grove