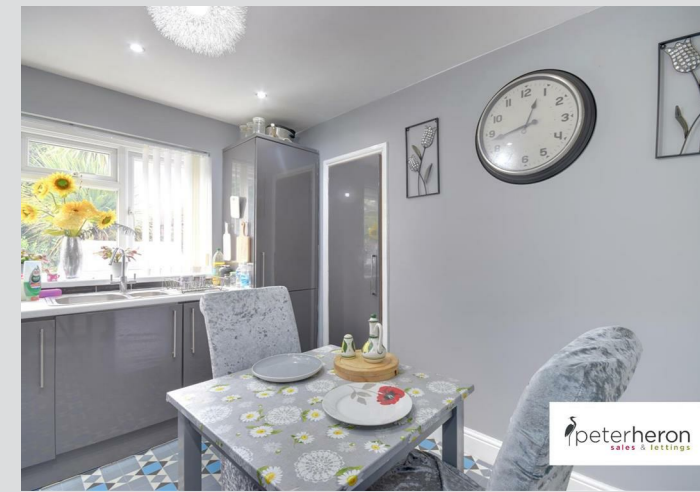








home



A spacious three bedroom semi-detached home with a modern interior and a beautiful, generous garden. Internally there is a hall with a staircase to the first floor, a generous lounge, enjoying a dual aspect, a kitchen / diner and a useful utility. On the first floor there are three well-proportioned bedrooms and a contemporary bathroom/wc. The property is conveniently located close to a range of local amenities, shops and schools and provides excellent transport connections to the A19, Doxford International Business Park, Nissan and to Sunderland City Centre. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Hall

There is a radiator and a staircase to the first floor, doors lead of to the lounge and kitchen/diner.

Lounge 17'8" x 11'5" into alcove



This room enjoys a dual aspect with double glazed French doors to the rear garden, double glazed window to the front, radiator and a superb feature fireplace with living flame effect gas fire.

Kitchen/Diner 11'2" x 9'5"



The kitchen is fitted with an excellent range of modern wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include an oven, hob, fridge and a freezer, space has been provided for the inclusion of a washing machine, there is a radiator, built in cupboard that provides storage space and houses the boiler.

Utility 6'3" x 5'10"

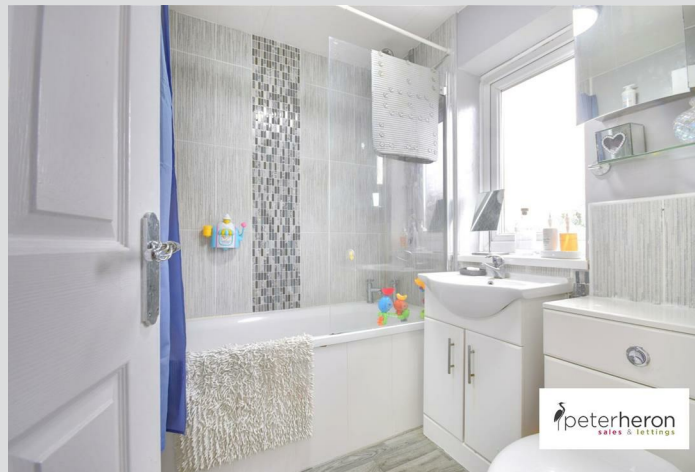
A fitted base unit and work surface, there is space provided for a tumble drier, a fridge freezer and there is a door to the side of the property.

First Floor Landing



Double glazed window to the rear and a radiator.

Bathroom



Contemporary suite with low level WC with concealed cistern, wash hand basin set into vanity unit and a panel

bath with mains fed shower over, there is a double glazed window ladder style radiator and part tiled walls.

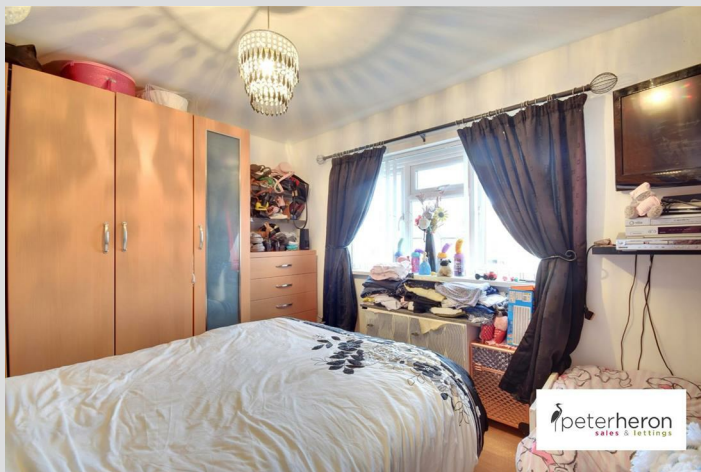
Bedroom 1 11'10" x 9'8"



A double glazed window to the front and a radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 14'11" into recess x 9'6"



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

Bedroom 3 8'6" x 8'1"



Double glazed window to the rear and a radiator.

Outside



There is a small garden to the front and to the rear a superb, generous, mature garden with lawned area, patio and beautiful mature planting.

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:-

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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

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

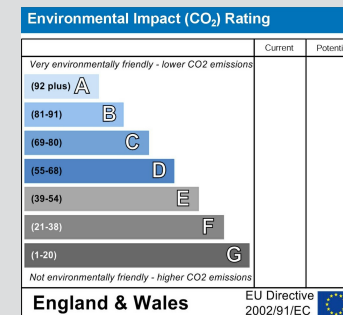
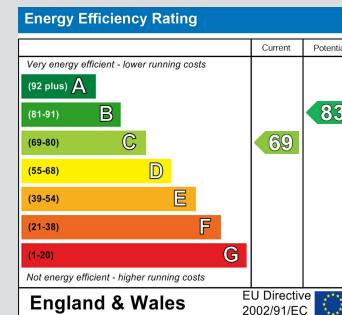
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



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MAIN ROOMS AND DIMENSIONS



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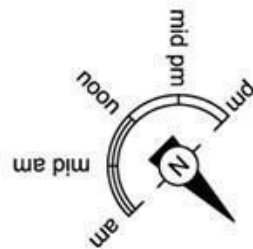
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Ground Floor
Approximate Floor Area
(39.22 sq.m)



First Floor
Approximate Floor Area
(39.22 sq.m)



378 St Lukes Road