









An attractive three bedroom semi-detached house within this popular residential area, available with immediate vacant possession and no upper chain involved. Internally the accommodation on the ground floor includes an entrance porch, lounge and a kitchen / diner whilst to the first floor there are three bedrooms and a bathroom/wc. The property benefits from gas central heating to radiators and double glazing. Externally there is a block-paved driveway to the front providing off street parking, an attached garage and to the rear, a delightful garden laid mainly to lawn with a patio. This popular residential area is close to many local amenities, shops and schools as well as offering excellent transport links to surrounding areas. We highly recommend early viewing, to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Porch

There are double glazed windows and a inner door to the lounge.

Lounge 14'3" x 10'4" extending to 14'8" max into alcoves



This attractive room has a double glazed bow window to the front, radiator, feature fireplace, staircase to the first floor, a double glazed window to the side and a door to the kitchen diner.

Kitchen/Diner 14'7" x 9'10"



The kitchen is fitted with wall and base units with work surface over, incorporating a sink and drainer unit, integrated appliances include an electric oven and gas hob, space is provided for the inclusion of a fridge freezer and a washing machine, there are two double glazed window to the rear, double glazed door to the rear garden, radiator and a built in cupboard.

First Floor Landing

Double glazed window to the side and loft access hatch, doors lead off to the three bedrooms and bathroom.

Bedroom 1 13'1" not inc robes x 8'5"



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

Bedroom 2 9'3" x 6'7" not inc robes



Double glazed window to the rear, radiator and built in wardrobes,

Bedroom 3 5'11" x 7'4" extending to 10'4" max into entrance



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

Bathroom



Low level WC, pedestal wash hand basin, panel bath with electric shower over, tiled walls, double glazed window and a radiator.

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MAIN ROOMS AND DIMENSIONS

Outside



There is a low maintenance gravelled area to the front with a generous block paved driveway providing off street parking and access to the attached single garage, at the rear there is a delightful garden laid mainly to lawn with a patio area and planted borders.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band C

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

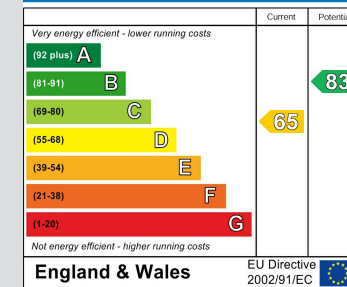
Opening Times

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

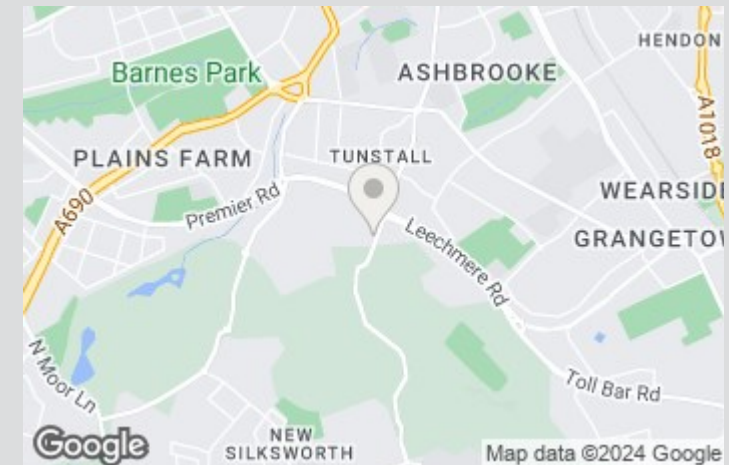
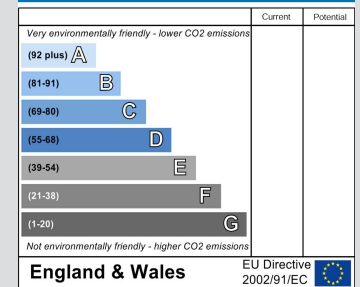
Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Energy Efficiency Rating

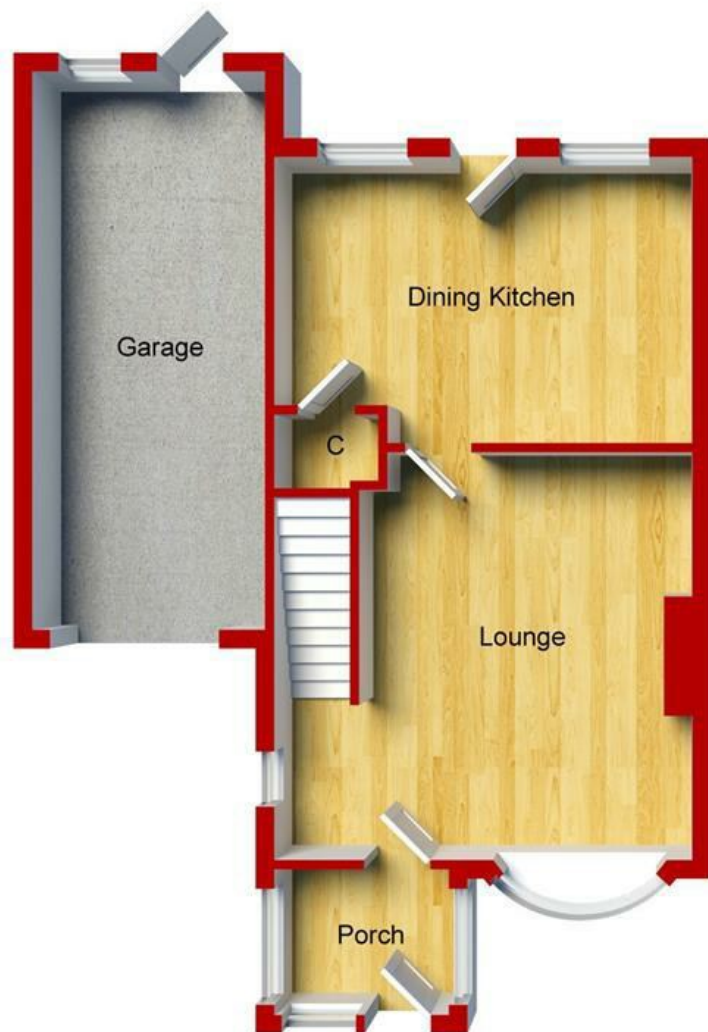


Environmental Impact (CO₂) Rating



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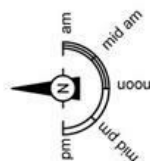
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Ground Floor
Approximate Floor Area
(36.40 sq.m)



First Floor
Approximate Floor Area
(33.56 sq.m)



4 Dipton Gardens