









A superbly presented three bedroom semi-detached home, situated within this ever popular area, available for sale with no upper chain involved. Internally the immaculate accommodation on the ground floor includes a hall with staircase to the first floor, lounge with a bay window, opening through to a dining room and there is a superb, spacious kitchen. On the first floor there are three bedrooms and a modern bathroom/wc, featuring a free standing roll top bath and shower cubicle. Externally there is a garden to the front with a block-paved driveway, an attached garage and a delightful 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 essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to the

Entrance Hall



Radiator and a staircase to the first floor, doors connect off to the lounge and to the kitchen.

Lounge 11'7" x 13'1" into bay



Double glazed bay window to the front, radiator, feature fireplace and the room opens through into the dining room.

Dining Room 11'4" into bay x 10'10"



Double glazed bay window to the rear and a radiator.

Kitchen 15'3" x 7'6"



Fitted with an excellent range of wall and base units with work surfaces over incorporating a sink and drainer unit, integrated appliances include an electric oven and an electric hob with an extractor over, space has been provided for the inclusion of a fridge freezer and a washing machine, there is a double glazed window, double glazed door to the rear garden, two radiators and an internal door to the garage.

First Floor Landing



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

Bedroom 1 14'1" into bay x 8'9" not inc robes



Double glazed bay window to the front, radiator and fitted sliding door wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 9'11" x 9'0"



Double glazed window to the rear and a radiator.

Bedroom 3 6'6" x 6'4"



Double glazed window to the front and a radiator.

Bathroom



Fitted with a modern suite comprising of a low level WC, pedestal wash hand basin, free standing roll top bath and step in shower cubicle with mains fed shower. There are tiled walls and floor, radiator and a double glazed window.

Outside



To the front of the property there is a lawned garden with a block paved driveway providing off street parking and access to the attached single garage, whilst to the rear there is a delightful garden with a lawn, patio and attractive established 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 B.

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.

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MAIN ROOMS AND DIMENSIONS

Fawcett Street Viewings

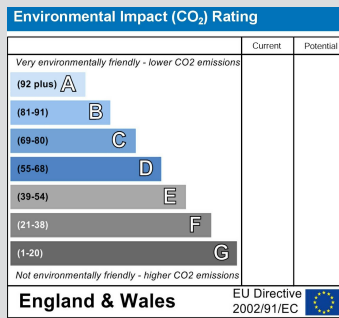
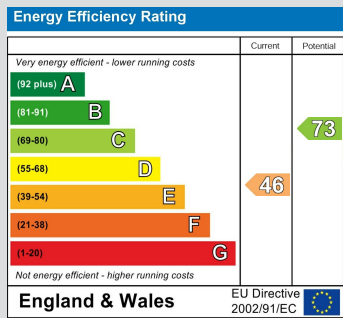
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

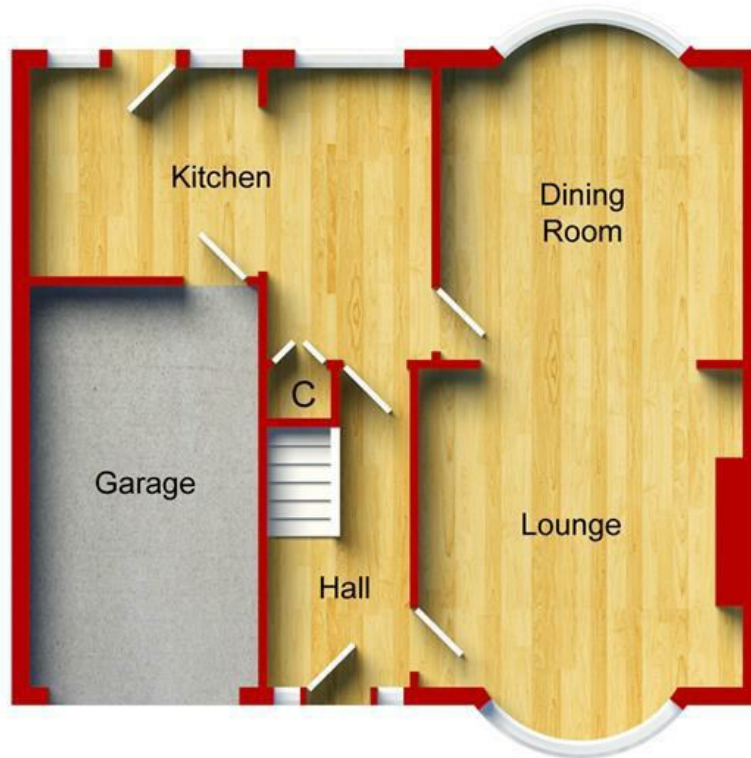
Ombudsman

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

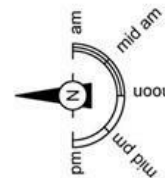


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Ground Floor
Approximate Floor Area
(43.17 sq.m)



First Floor
Approximate Floor Area
(36.66 sq.m)

4 Faraday Grove