

Music  
IS  
The Answer





An attractive three bedroom semi-detached house with a delightful rear garden, occupying a pleasant cul-de-sac position within this sought after residential area. Internally the accommodation includes to the ground floor of a reception hall with staircase to the first floor, two well-proportioned reception rooms and a breakfasting kitchen. To the first floor there are three bedrooms, a bathroom and a separate wc. Externally there is a driveway, attached garage and established gardens to the front and rear. This convenient location offers easy access to local amenities, shops and schools as well as providing links to Sunderland City Centre and to major road connections. Early viewing is essential.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to hall.

### Entrance Hall



Radiator, staircase to first floor and under stairs storage cupboard. Doors lead off to the lounge, dining room and breakfasting kitchen.

### Lounge 13'6" into bay x 13'6" into alcove



Double glazed bay window to front and radiator.

### Dining Room 14'6" into bay x 11'5" into alcove



Box bay to the rear with single glazed window and a radiator.

### Breakfasting Kitchen 7'2" x 8'11" plus 12'7" x 7'0"



Fitted with wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space for cooker, fridge freezer and washing machine, radiator, two double glazed windows, double glazed door to rear garden, wall mounted boiler and a door providing access into garage.

### First Floor Landing



Double glazed window to side and loft access hatch.

### Bedroom 1 13'11" into bay x 11'7"



Double glazed bay window to front and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 11'1" x 11'6"



Double glazed window to rear and radiator.

## Bedroom 3 8'11" x 7'4"



Double glazed window to front and radiator.

## Bathroom



Pedestal washbasin and panel bath with shower attachment, radiator and single glazed window.

## Separate WC



Fitted with a WC and single glazed window.

## Outside



Lawned garden to the front with a block paved driveway along with an attached single garage, whilst to the rear there is a garden laid mainly to lawn with a patio and planted borders.

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Freehold

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

## Important Notice

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# MAIN ROOMS AND DIMENSIONS

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 £210.00 by Movewithus Ltd.



## Fawcett Street Viewings

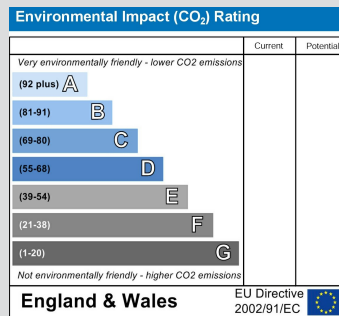
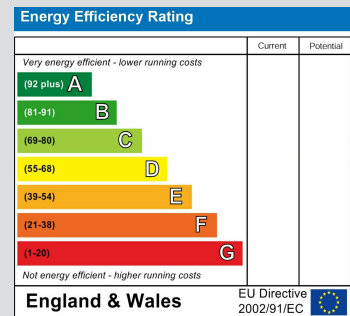
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.



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