









An attractive semi-detached house with a delightful garden, garage and a conservatory, enjoying a pleasant cul-de-sac position within this popular residential area. Internally the accommodation includes an entrance porch, lobby with staircase to the first floor, spacious lounge / diner, a fitted kitchen and a conservatory whilst to the first floor two bedrooms, both with fitted wardrobes and a bathroom/wc. The property benefits from gas central heating to radiators, driveway, an attached single garage and superb garden to the rear. This ideal location provides access to a range of local amenities as well as providing excellent links to Doxford International Business Park, Sunderland City Centre and major road connections. With immediate vacant possession and no upper chain involved, we highly recommend early viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Porch

Tiled floor, double glazed window and a double glazed inner door leading through to the lobby.

Lobby

Radiator, staircase to the first floor and a door to the lounge/diner.

Lounge/Diner 20'11" x 7'1" extending to 11'7" maximum



This spacious room has a double glazed window to the front, two radiators and access through to the kitchen and a sliding door to the conservatory.

Kitchen 7'4" x 7'1"



Wall and base units with work surfaces over incorporating a one and a half bowl sink and drainer unit. Integrated appliances include an oven and hob and there is space provided for inclusion of a fridge. There is a single glazed window looking into the conservatory.

Conservatory 13'11" x 9'4"



Double glazed door to the rear patio area, double glazed windows overlooking the garden and a radiator.

First Floor Landing

Double glazed window, built in cupboards, doors to the two bedrooms and bathroom.

Bedroom 1 11'6" x 10'6" max including fitted wardrobes



Double glazed window to the front, radiator, fitted sliding door wardrobes and a built in cupboard.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 8'7" x 7'7" not including wardrobes



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

Bathroom



Low level wc, pedestal wash hand basin and panelled bath

with electric shower over. Tiled walls, a radiator and a double glazed window.

Outside

There is a garden to the front with a driveway providing off street parking whilst to the rear there is a delightful garden with lawn, patio and planted borders

Garage 19'4" x 8'7"

An attached garage with an up and over access door, a single glazed window and a single glazed door to the rear garden, wall mounted boiler and space provided for a washing machine.

Council Tax Band

The Council Tax Band is Band B.

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

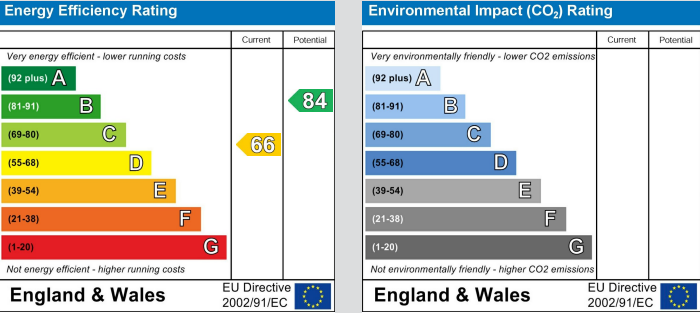
Ombudsman

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

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Ground Floor
Approximate Floor Area
(42.31 sq.m)



First Floor
Approximate Floor Area
(28.31 sq.m)

