









An attractive three bedroom 1930's semi-detached house occupying a superb position within this ever popular and convenient location. Internally the accommodation includes a hall, two reception rooms, and extended fitted kitchen whilst to the first floor there are three bedrooms and an impressive family bathroom/wc, with a bath and shower cubicle. Externally there is a block-paved driveway to the front, an attached garage and a delightful, mature garden to the rear. The property is well placed for local amenities, shops and schools as well as excellent transport links including Seaburn Metro Station. Early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance via front door into

Entrance Vestibule

With bricked archway and inner door to

Entrance Hall



Radiator, spindle balustrade staircase to first floor, understairs storage cupboard and doors to the lounge, dining room and kitchen.

Lounge 14'2" x 12'0" max



UPVC double glazed bay window to front elevation, double radiator and feature fireplace.

Dining Room 14'4" x 12'0" max



Impressive double glazed box bay window to rear elevation, radiator, feature fireplace and arched alcoves.

Kitchen 14'0" x 8'7" max



Range of fitted wooden wall and base units with wooden countertops over incorporating a 1 1/2 bowl stainless steel sink and drainer unit. Integrated appliances include a fridge, freezer, electric oven and hob with overhead extractor fan, microwave, worktop dishwasher. Space provided for a washing machine. Also benefitting from part tile walls, a double radiator, two double glazed windows to the rear elevation and door to the rear garden.

First Floor Landing

Landing with window to side elevation and doors to three bedrooms.

Bedroom 1 13'9" x 9'9" maximum



Featuring a radiator, bay window to the front elevation and fitted wardrobes.

Bedroom 2 12'0" x 8'5" (to wardrobes)



Featuring a radiator, double glazed window to the rear elevation and fitted sliding door wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 7'4" x 7'2"



Double glazed window to front elevation and radiator.

Bathroom



Low level WC, washbasin bath and separate shower cubicle, window to side, tiled walls and radiator.

Outside



To the front elevation, the property enjoys a low maintenance grass area with a block paved driveway providing off street parking and attached garage. To the rear is a generous lawned area and a shed.

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 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.

Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

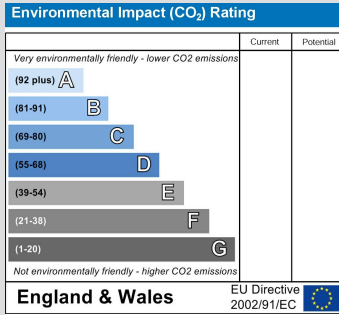
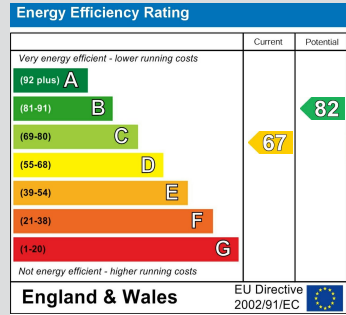
Ombudsman Fst

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

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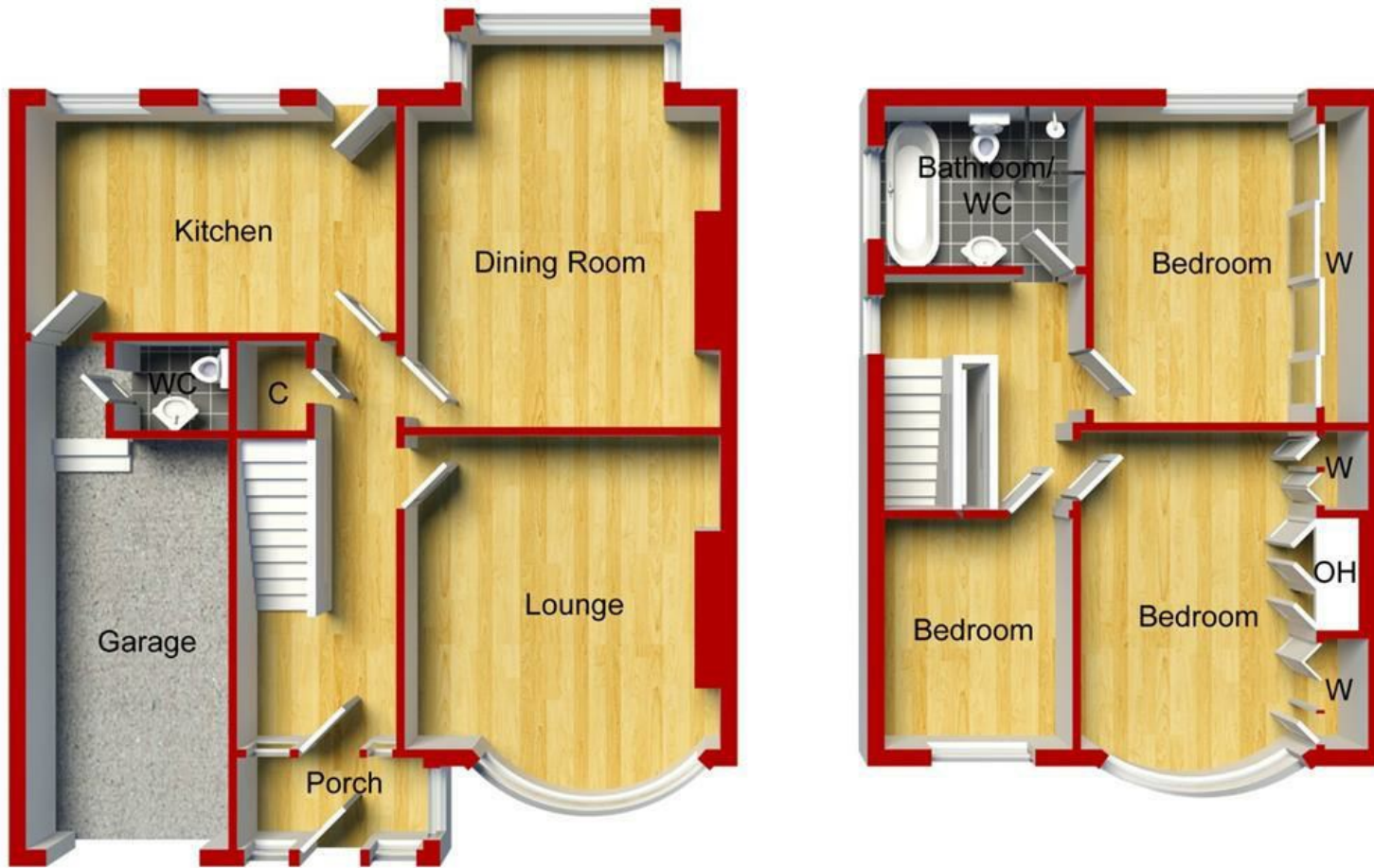
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MAIN ROOMS AND DIMENSIONS

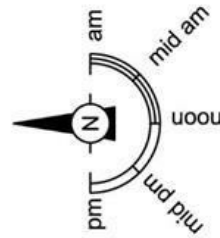


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Ground Floor
Approximate Floor Area
(50.77 sq.m)



First Floor
Approximate Floor Area
(42.03 sq.m)

4 West Grange