









An attractive three bedroom mid terraced home, providing spacious accommodation within this convenient location. Internally on the ground floor there is a hall with staircase to the first floor, two generous reception rooms and a modern kitchen and bathroom whilst to the first floor there are three bedrooms. Features of note include gas central heating, UPVC double glazing and a courtyard to the rear. This location is ideal for access to local amenities, shops and schools as well as being within easy reach of the coast, Sea Road shopping centre, Sunderland City Centre and transport connections, including the Metro system. Viewing essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance via UPVC door into

Entrance Hall

Double glazed window to the rear, radiator and stairs to first floor. Door to dining room.

Lounge 16'4" x 13'8"



Double glazed window to front and radiator. Open plan to dining room.

Dining Room 14'0" x 13'8"



Double glazed window to rear, radiator and double doors to kitchen.

Kitchen 12'3" x 7'1"



Range of wall and base units with work surfaces over incorporating stainless steel single sink and drainer, integrated washing machine, dishwasher, oven and hob, fridge freezer and microwave. Double glazed window to rear and radiator. Wall combination boiler. Door to rear hall.

Rear Hall

UPVC door to rear courtyard. Door to bathroom.

Bathroom



Low level WC, washbasin, corner bath and walk in shower, double glazed window and heated towel rail.

First Floor Landing

Double glazed window to rear and storage cupboard.

Bedroom 1 15'7" x 12'11"



Double glazed window to rear and radiator.

Bedroom 2 13'9" x 13'5"



Double glazed window to front, radiator and access hatch to loft.

Bedroom 3 11'3" x 6'7"



Double glazed window to front and radiator.

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MAIN ROOMS AND DIMENSIONS

Loft Space

Fully boarded with lighting.

Outside



Low maintenance courtyard to the rear.

Council Tax Band

The Council Tax Band is Band A.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 23/11/1952 and the Ground Rent is £2 per annum.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Important Notice

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. 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.

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.

Sea Road Viewings

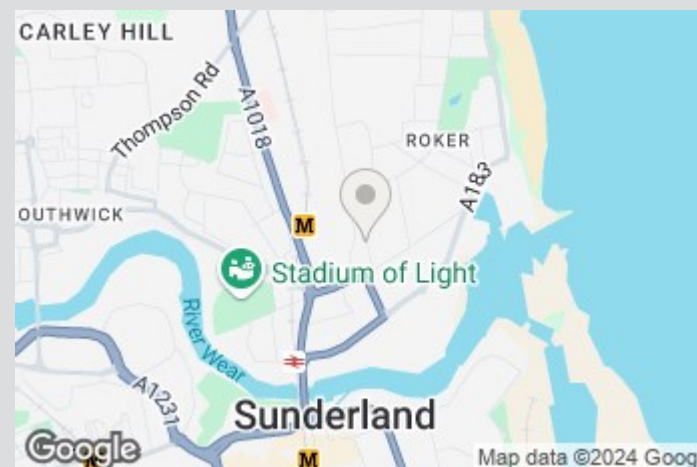
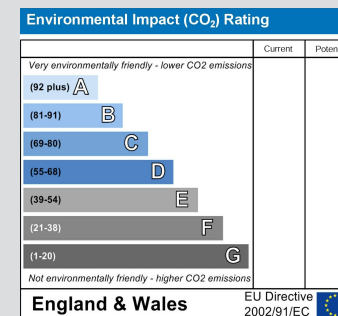
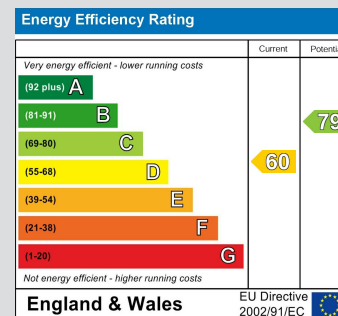
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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

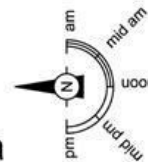


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Ground Floor
Approximate Floor Area
(67.74 sq.m)



First Floor
Approximate Floor Area
(52.56 sq.m)

40 Gladstone Street