









This attractive three bedroom home enjoys an open aspect to the front and provides deceptively spacious and well-appointed accommodation arranged over two floors. Internally the accommodation includes a lounge, kitchen, rear porch, three first floor bedrooms shower room and separate WC. Externally there is a lawned garden to the front and low maintenance to the rear with off street parking if required. Situated in the popular residential area of Hall Farm it is ideally located for all amenities, close to shops and schools, as well as offering excellent transport links to Sunderland city centre and local road networks. No upward chain, early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

## Entrance Lobby

Storage cupboard. Door to lounge and kitchen.

## Kitchen 17'7" x 8'9"



Fitted with wall and base units with work surface over incorporating a sink and drainer unit with mixer tap, space for oven and hob, washing machine and fridge freezer. Two radiators and double glazed windows to the front and rear.

## Rear Hall

Stairs to the first floor.

## Rear Porch

Tiled floor and double glazed frosted window. Door to store.

## Lounge 17'7" x 11'4"



Double glazed bay window to the front, double glazed window to the rear, two radiators and gas fire.

## First Floor Landing

Two cupboards - one concealing wall mounted combi boiler, and access point to loft.

## Bedroom 1 9'9" x 9'8"



Single glazed window to the rear, two mirror fronted sliding door wardrobes, and radiator.

## Bedroom 2 8'7" x 8'10"



Single glazed window to the rear, fitted wardrobes and radiator.

## Bedroom 3 7'9" x 8'9"



Single glazed window to the front and radiator.

## Shower Room



Pedestal washbasin and walk in shower cubicle with overhead shower over and hand held shower attachment, part UPVC lined walls, tiled floor, radiator and frosted window.

## Separate WC



Low level WC, tiled floor and frosted single glazed window.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Garden to the front laid mainly to lawn with pleasant views and to the rear is a low maintenance garden with established plants. Double gate providing off street parking if desired.

## Council Tax Band

The Council Tax Band is Band A.

## Tenure Freehold

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

## Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-  
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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 £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

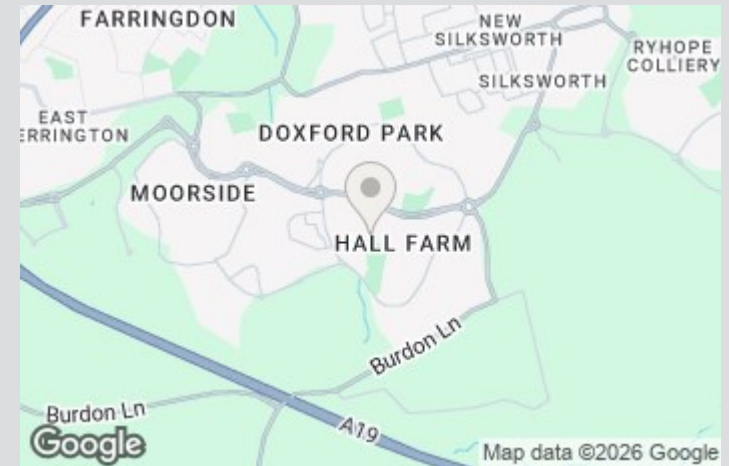
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

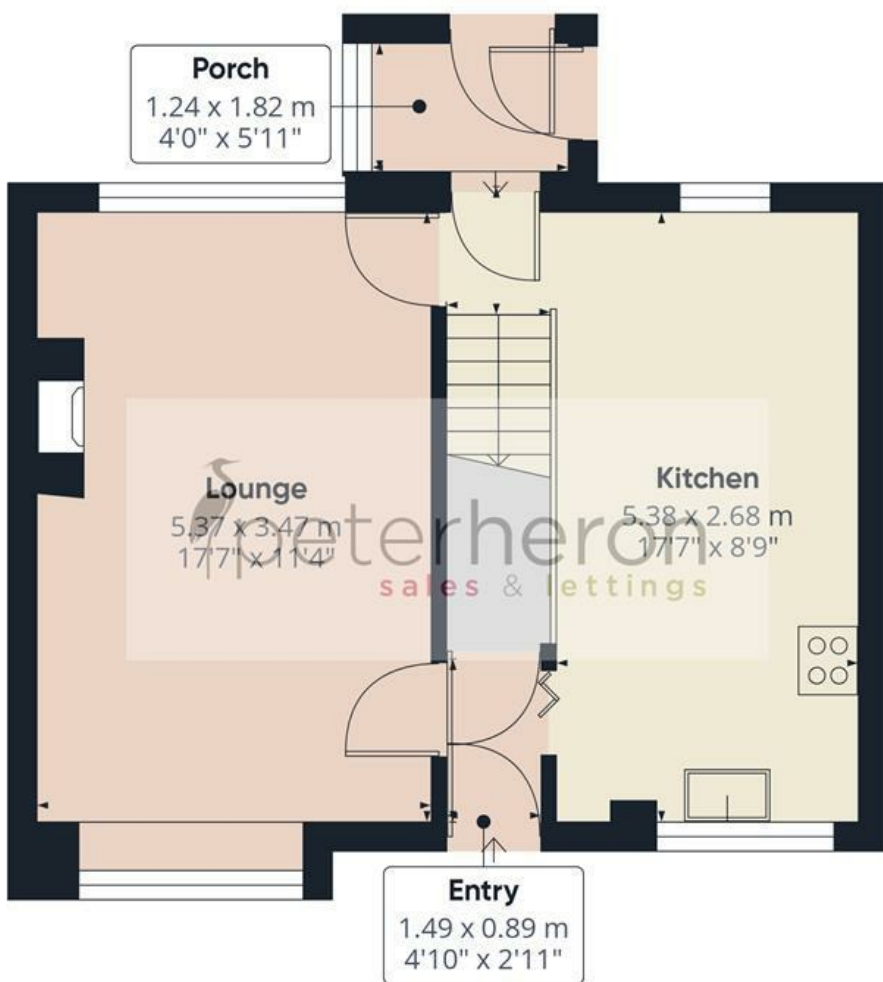
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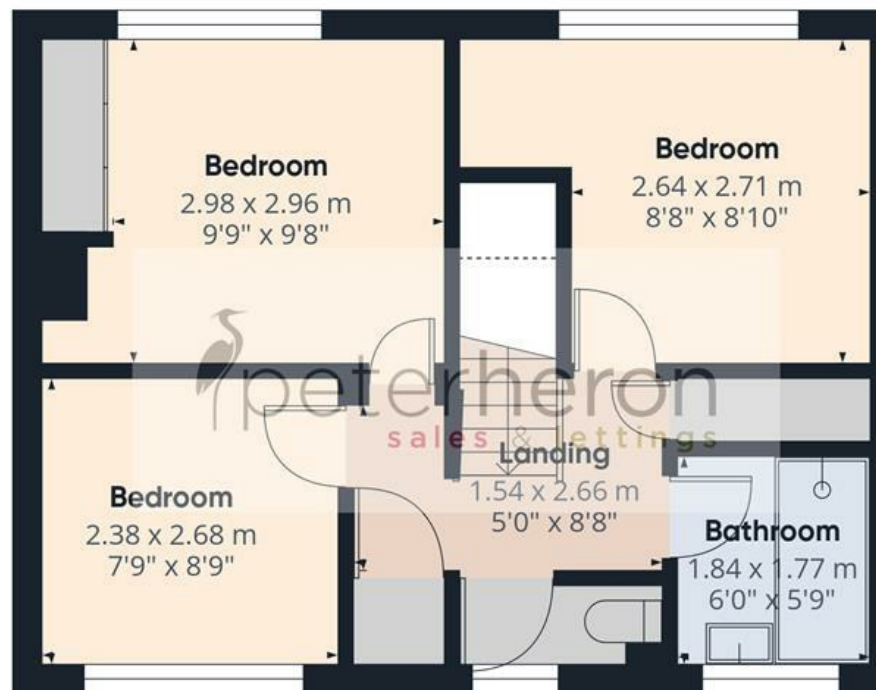
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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Ground Floor



First Floor

Approximate total area<sup>(1)</sup>

76 m<sup>2</sup>

818 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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