













A well-presented three storey, end link town house, providing three spacious bedrooms and two parking spaces, ideally located within the popular Alexandra Park development. The attractive internal accommodation on the ground floor includes an entrance lobby, superb lounge and an inner hall with staircase to the first floor, cloakroom/WC and access through to a modern breakfasting kitchen with patio doors to the rear garden. On the first floor there are two well-proportioned bedrooms and a family bathroom whilst to the top floor there is a further generous double bedroom. Externally there are two parking spaces to front and a garden to the rear with shale area and patio. Benefits of the house include gas central heating and double glazing. This convenient location is close to local amenities and is within easy access of Sunderland City Centre as well as providing excellent links to major road connections. Viewing essential.

# MAIN ROOMS AND DIMENSIONS

### **Ground Floor**

Access via entrance door to

### **Entrance Lobby**

Radiator.

# Lounge 14'8" x 11'10"





Double glazed window to front, radiator, attractive wood flooring, built in cupboard.

#### **Inner Lobby**

Wood flooring and staircase to first floor.

### Cloakroom/WC



Low level WC and pedestal washbasin, tiled floor and part tiled walls.

### Breakfasting Kitchen 11'9" x 7'8" extending to 9'0"



Fitted with wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include and oven and hob. Space for fridge freezer and washing machine. Double glazed bow window to rear, double glazed patio doors to rear garden and radiator.

# **First Floor Landing**

Staircase to top floor.

# Bedroom 2 11'10" x 8'9" plus recess area 5'6" x 3'2"





Two double glazed windows to front and radiator.

#### Bedroom 3 11'10" x 7'7"



Double glazed window to rear and radiator.

#### **Bathroom**





Low level WC, pedestal washbasin and panel bath with mains shower over, part tiled walls, tiled flooring, radiator and double glazed window.

# Top Floor

# MAIN ROOMS AND DIMENSIONS

#### Bedroom 1 19'4" x 8'5"







Approx. measurements as sloping ceiling. Double glazed window to front, Velux window to rear, radiator and built in cupboard.

#### Outside



The property benefits from two parking spaces to the front, whilst to the rear there is a attractive garden with a shale area and patio.

#### **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**

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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

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### **Fawcett Street Viewings**

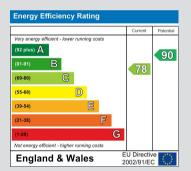
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

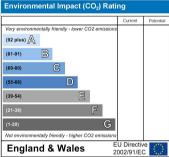
### **Opening Times**

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.





# MAIN ROOMS AND DIMENSIONS











Ground Floor Approximate Floor Area (30.70 sq.m)

First Floor Approximate Floor Area (29.50 sq.m)

Second Floor Approximate Floor Area (24.20 sq.m)