

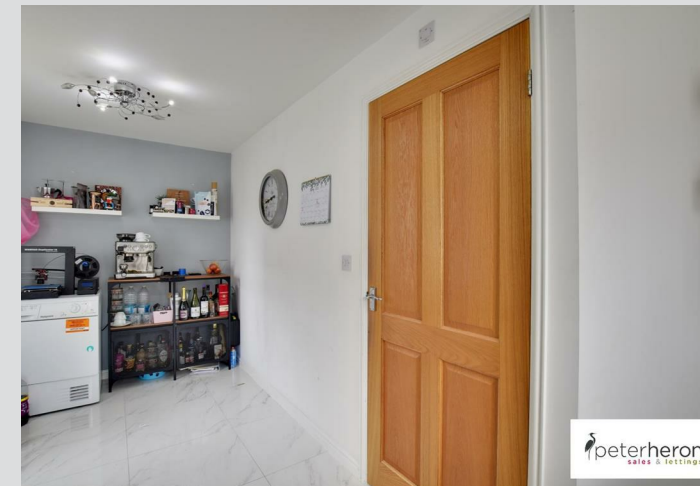


Mulberry Avenue, Marley Park, Sunderland

£126,000







Ideal for first time buyers and families, this delightful three bedroom semi detached home with a lounge overlooking gardens to the rear, offers easy to maintain and economic to run living accommodation. Ready to move into, the property is tastefully decorated throughout and features entrance hall, cloakroom/WC, lounge with patio doors to gardens, dining kitchen, three bedrooms and a bathroom whilst benefits from gas central heating and UPVC double glazing with gardens to the front and rear to the rear with a drive. Conveniently situated in a central location set midway between the City centre, A19 and Coast, this delightful home is sure to command a huge level of interest and should be viewed as a matte of urgency!

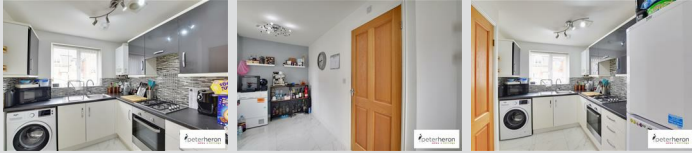
MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Hall

Stairs to first floor landing, marble effect tiled flooring, radiator.

Dining Kitchen 16'2" x 7'8"



Fitted with wall and base units, worktops, inset sink, splashback tiling, gas hob, electric oven, extractor fan, marble effect tiled flooring, UPVC double glazed windows to front and side, radiator.

Living Room 13'6" x 10'9"



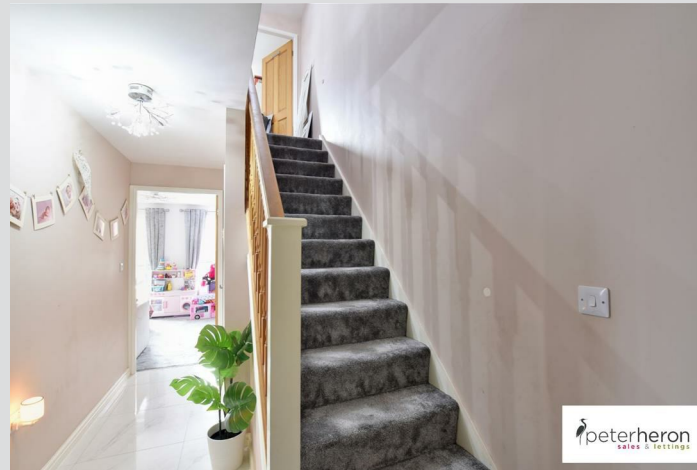
UPVC double glazed window to rear, UPVC double glazed French doors leading to outside and radiator.

Cloakroom/WC

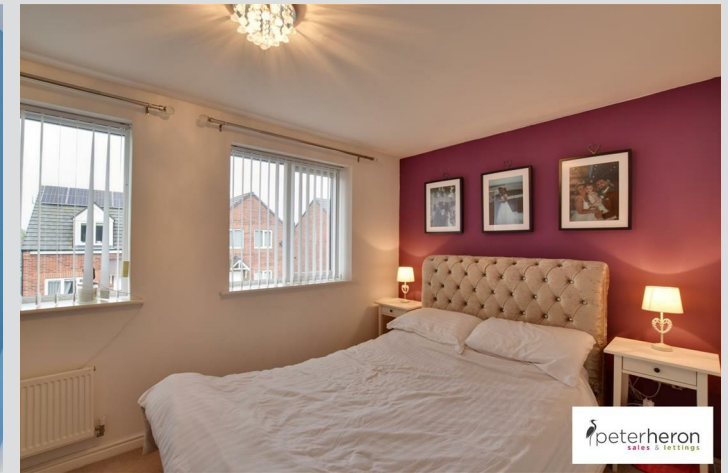


WC and washbasin, radiator.

First Floor Landing



Bedroom 1 13'8" x 8'2"



Two UPVC double glazed windows to front and radiator.

Bedroom 2 12'9" x 7'1"



UPVC double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 9'3" x 6'0"



UPVC double glazed window to rear and radiator.

Bathroom



WC, washbasin and bath with shower over, tiled walls, tiled floor, UPVC double glazed window and extractor fan, radiator.

Outside



Lawned gardens to the front and rear along with a driveway providing off street parking.

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

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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.

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Sea Road Viewings

To arrange an appointment to view this property please contact our Fawcett Street 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

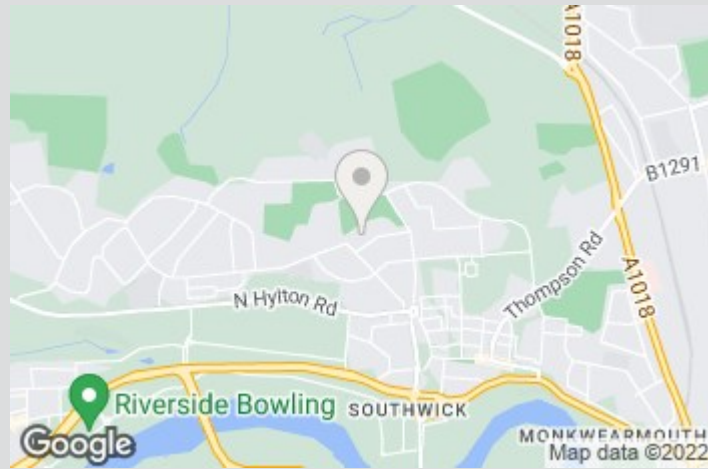
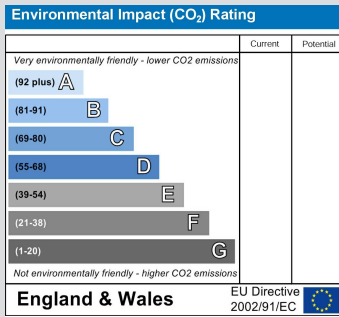
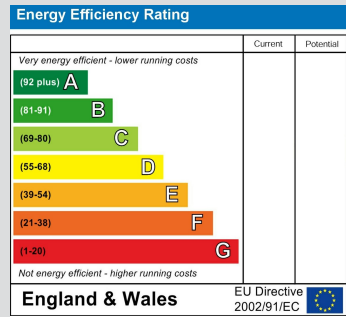
Ombudsman

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

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