









A delightful three bedroom mid terraced home, situated within this popular area of Farringdon. Internally the accommodation includes an entrance hall with staircase to the first floor, an attractive lounge and a breakfasting kitchen whilst to the first floor there are three bedrooms and a modern bathroom/wc. Externally there are gardens to the front and rear. This ideal location provides convenient access to local amenities, shops and schools as well as offering links to Sunderland City Centre, Doxford International Business Park and major road connections including the A19. Early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

## Entrance Lobby

Staircase to first floor.

## Lounge 11'11" x 11'3"



Double glazed bow window to front, radiator, feature fireplace and door to kitchen.

## Breakfasting Kitchen 15'5" x 7'9"



Fitted wall and base units with work surfaces over incorporating sink and drainer unit, space for cooker, fridge freezer, washing machine and tumble dryer, wall mounted boiler, double glazed window to rear and a double glazed door to rear garden.

## First Floor Landing

## Bedroom 1 12'8" x 10'6" maximum



Two double glazed windows to front, radiator and fitted furniture including wardrobes and dressing table.

## Bedroom 2 7'6" x 8'5" not inc robes



Double glazed window to rear, radiator and fitted sliding door wardrobes.

## Bedroom 3 9'8" x 5'7" not inc recess



Double glazed window to front, radiator and built in cupboard.

## Bathroom



Modern suite comprising of a low level WC, washbasin set into vanity unit, panel bath with mains shower over, double glazed window.

## Outside



To the front there is a paved garden with planted borders and to the rear a delightful garden with lawn and paved area, planted borders and a brick built store.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

## 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:- 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 £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

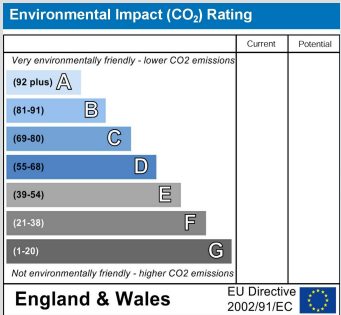
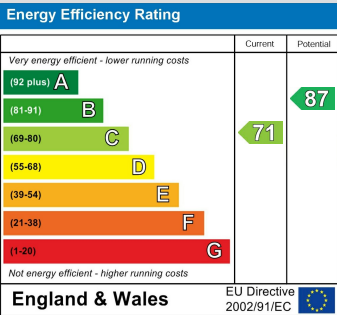
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

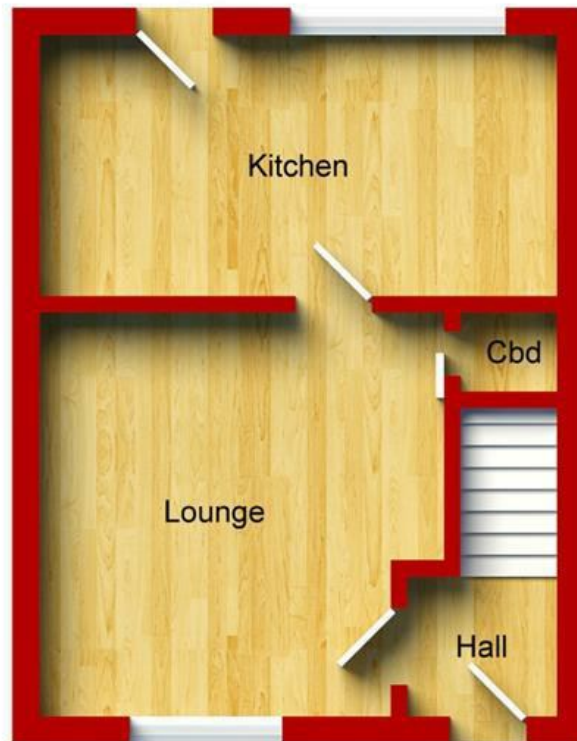
## Ombudsman

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

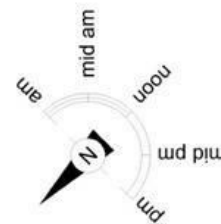


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Ground Floor  
Approximate Floor Area  
(29.40 sq.m)



First Floor  
Approximate Floor Area  
(36.90 sq.m)

49 Andrew Road