









This deceptively spacious and very well presented three bedroom mid terrace home offers an exciting opportunity to first time buyers and families alike searching for a larger than average "Turnkey" living space in a central location close to superb urban and coastal amenities. Internal accommodation comprises entrance hall, lounge, dining room, kitchen, bathroom and three first floor bedrooms whilst externally the property has generous courtyard to the rear with vehicular access via a roller shutter door. Benefiting from gas central heating and UPVC double glazing, the property is just a short walk from the Stadium of Light, Tesco superstore, Stadium of Light Metro and Sea Front with its award winning Blue Flag beaches whilst Sunderland City Centre is also close to hand. Available with no upward chain, this delightful home with tasteful internal decor should prove to be a very popular indeed and deserves immediate internal inspection.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC door to the

Entrance Hallway

With a storage cupboard and a door to

Dining Room 20'4" x 13'11"



With a double glazed window to the front, two radiators and an archway into the

Lounge 20'6" x 13'5"



With a double glazed window to the rear, feature fireplace and two radiators.

Kitchen 12'4" x 8'10"



Range of modern wall and base units with marble effect

work surfaces over, 1 1/2 bowl sink and drainer with a mixer tap, Integrated appliances include a oven and hob, fan and a dishwasher, space provided for a fridge freezer, ladder style radiator and a door to the rear hall.

Rear Hall

With a UPVC door to the garden and a door to the bathroom.

Bathroom



With a low level WC, wash hand basin and vanity unit, bath with a waterfall shower, heated towel rail and there is a double glazed frosted window to the rear.

First Floor Landing

With doors to bedrooms one, two and three.

Bedroom 1 16'9" x 14'1" max



With a double glazed window to the front, a radiator and storage cupboard.

Bedroom 2 13'11" x 11'2" max



Double glazed window to the front and a double radiator.

Bedroom 3 13'10" x 8'9" max



Velux window and a double radiator.

Outside



Low maintenance courtyard to the rear with off street parking via roller shutter door and a shed.

Visit www.peterheron.co.uk or call 0191 510 3323

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

MAIN ROOMS AND DIMENSIONS

Tenure Freehold

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

Council Tax Band

The Council Tax Band is Band A.

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

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.

Sea Road Viewings

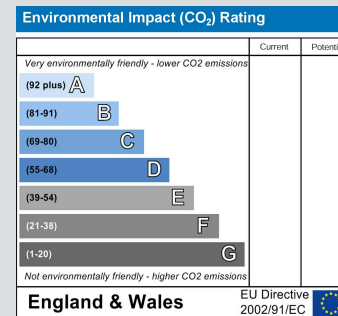
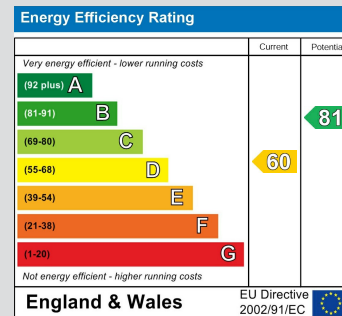
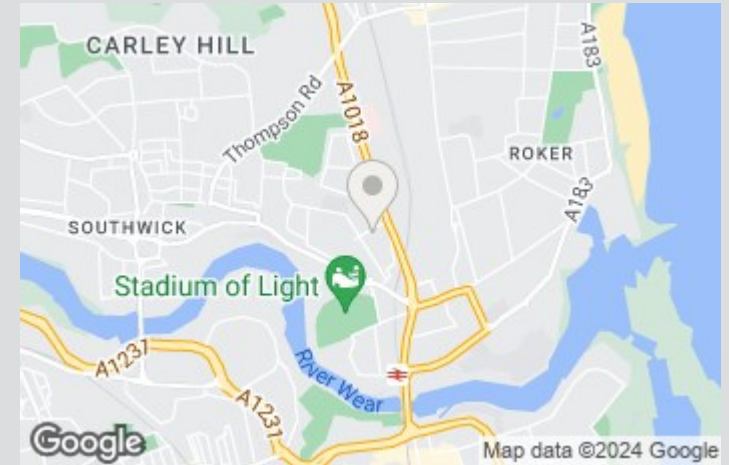
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

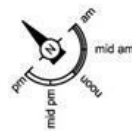
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Visit www.peterheron.co.uk or call 0191 510 3323



Ground Floor
Approximate Floor Area
(72.26 sq.m)



First Floor
Approximate Floor Area
(54.64 sq.m)