









An extended three bedroom semi-detached house, providing spacious accommodation within the ever popular Hastings Hill. Internally briefly comprising of an entrance porch, hall with staircase to the first floor, generous open plan living space including a living room and a lounge / dining room. There is a breakfasting kitchen completing the ground whilst to the first floor there are three well-proportioned bedrooms and a modern shower room/wc. Externally there is a garden to the front with a driveway, a garage and to the rear there is a delightful garden with a lawn and planted borders. This convenient area is well placed for local amenities as well as connections to Sunderland City Centre and major road links including the A19. With no upper chain involved, we highly advise viewing in order to fully appreciate the location and potential of the spacious accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC double glazed entrance door.

## Entrance Porch



## Reception Hall



Radiator and staircase to first floor.

## Living Room 13'1" x 12'7"



Double glazed window to front, radiator and electric fireplace. Archway into lounge/dining room.

## Lounge/Dining Room 19'9" x 8'1" plus 18'4" x 5'10"



Three radiators, storage cupboard, double glazed window and double glazed UPVC doors to rear. Door to kitchen.

## Kitchen 11'10" x 10'8"



Range of wall and base units with countertops over incorporating 1 1/2 bowl ceramic sink and drainer with mixer tap. Space provided for an oven, dishwasher, low level fridge and washing machine. Radiator, double glazed window and UPVC double glazed door to rear. Door to garage.

## First Floor Landing



Double glazed window and access point to loft.

## Bedroom 1 12'9" x 11'6"



Double glazed window to front, radiator and fitted wardrobes.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 11'2" x 8'9"



Double glazed window to rear and radiator.

## Bedroom 3 7'5" x 7'4"



Double glazed window to front, radiator and fitted wardrobes.

## Shower Room



Low level WC and washbasin vanity unit, walk in shower cubicle, chrome heated towel rail and double glazed window.

## Outside



Attractive gardens to the front with driveway providing off street parking, attached garage and garden to the rear with planted borders.

## 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 - Particulars

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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

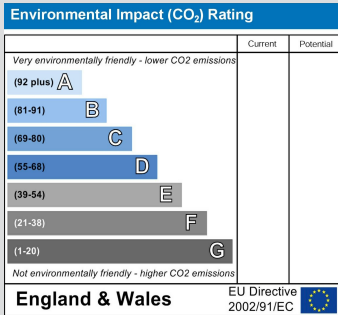
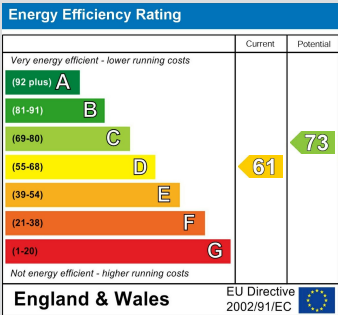
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

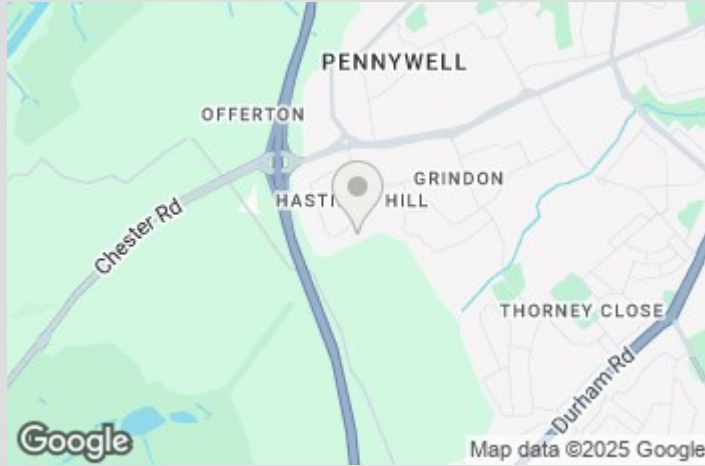
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Floor 0

Approximate total area<sup>(1)</sup>  
116.7 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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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