

This three bedroom, two reception room mid terrace home, provides spacious accommodation and enjoys a most convenient location. Internally there is an entrance vestibule, hall, lounge, dining room and a breakfasting kitchen whilst to the first floor there are three bedrooms and a bathroom/wc. Externally there is a forecourt to the front and courtyard to the rear. The property is ideally placed for local amenities as well as providing easy access into Sunderland City Centre and to Sunderland Royal Hospital and offering excellent transport links. Benefits of the property include double glazing and gas central heating to radiators. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Vestibule

Hall

Staircase to first floor, central heating radiator.

Lounge 14'2" into bay x 11'9" into alcove



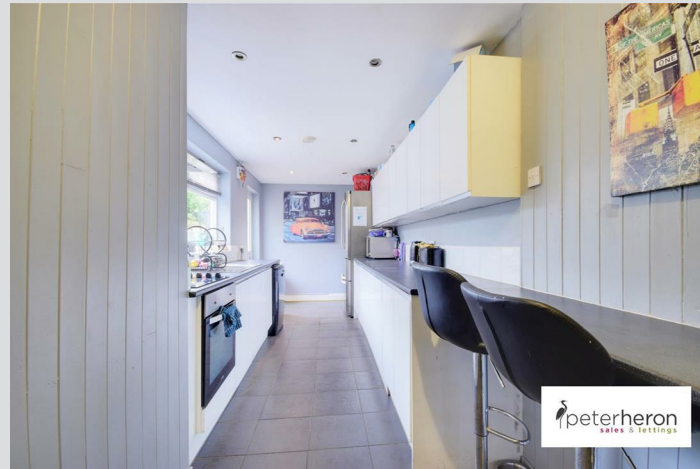
Double glazed bay window to front and central heating radiator.

Dining Room 15'7" into bay x 11'10" into alcove



Double glazed window to rear and central heating radiator.

Kitchen 25'8" x 7'5" maximum



Attractive modern kitchen fitted with a range of wall and base units with work surfaces over incorporating breakfast

bar and sink and drainer unit, integrated appliances include an electric oven and hob, tiled floor and tiled splashbacks, central heating radiator, built in cupboard, double glazed window to side, double glazed door to courtyard.

First Floor Landing

Bedroom 1 13'11" x 10'7" into alcove



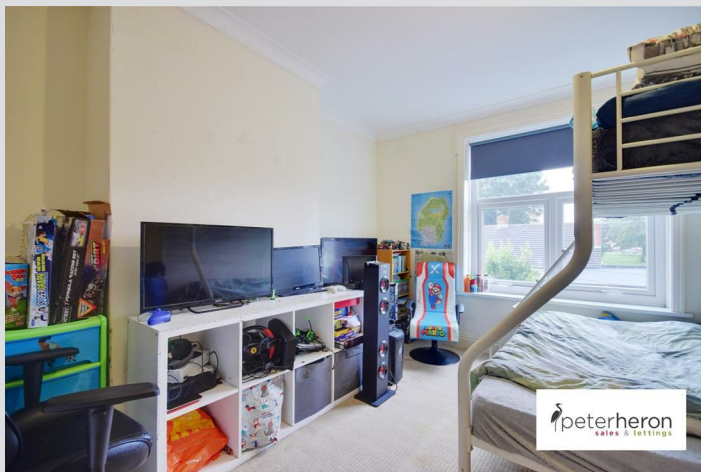
Double glazed window to rear and central heating radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 12'2" x 8'2"



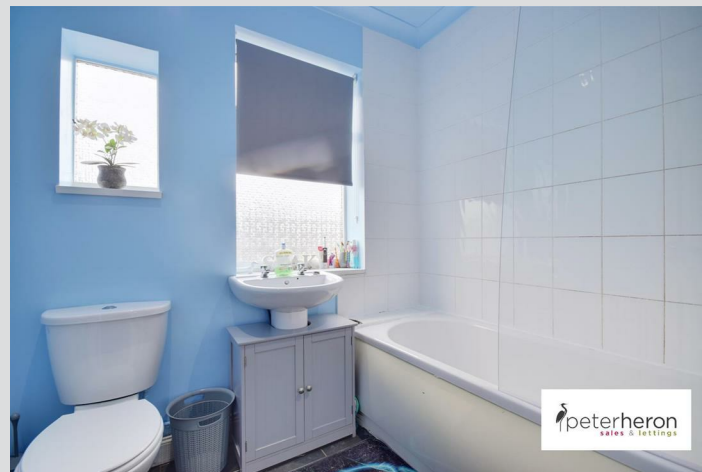
Double glazed window to front, cupboard housing central heating boiler and central heating radiator.

Bedroom 3 8'11" x 8'3"



Double glazed window to front and central heating radiator.

Bathroom



Modern white suite fitted with a low level WC, pedestal washbasin and panel bath with overhead electric shower, part tiled walls, tiled floor, central heating radiator and double glazed window.

Outside

Forecourt to front and to the rear a courtyard.

Council Tax Band

The Council Tax Band is Band B.

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

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.

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MAIN ROOMS AND DIMENSIONS

Fawcett Street Viewings

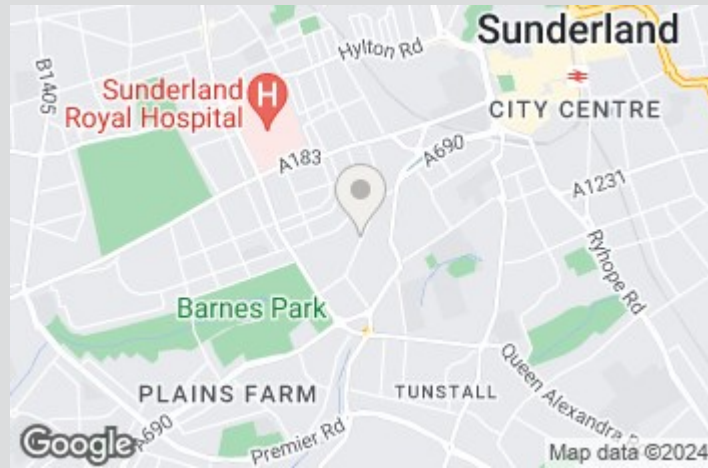
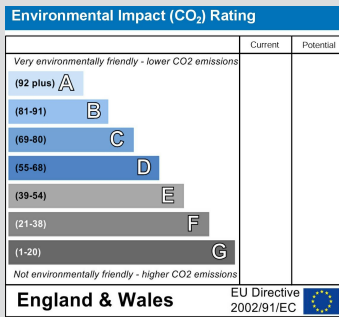
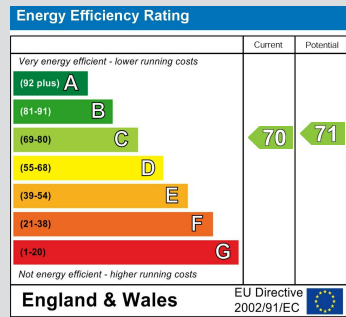
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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