









Set behind a gated entrance, this spacious three bedroom semi-detached house occupies a delightful, mature plot. Internally the accommodation includes to the ground floor of an impressive reception hall with attractive staircase to the first floor, there are two excellent reception rooms and a 19ft kitchen. On the first floor there are three well-proportioned bedrooms, shower room and a separate WC. The property is pleasantly set back from the road with a garden and a long driveway providing generous off street parking and to the rear an established garden. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. The property requires general updating and modernisation, providing great potential for a new owner to upgrade to their requirements. Available with no upper chain involved, we highly recommend arranging a viewing to appreciate the potential this property has to offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via single glazed entrance door into

### Entrance Hall



Spacious and impressive reception hall, with an attractive staircase leading up to the first floor, there is a radiator, two windows to the side, one double glazed and one single glazed, and there is a useful cloaks cupboard with a double glazed window.

### Lounge 15'3" into bay x 12'5" into alcove



Single glazed bay window to the front, two radiator and a decorative period fireplace.

### Dining Room 12'10" x 12'7"



Double glazed window to the rear overlooking the garden, radiator and a built in cupboard.

### Kitchen 19'1" x 7'10" narrowing to 6'10"



Double glazed windows to both sides and two the rear, there is also a radiator and a single glazed stable style door leading out to the side of the property, there are fitted wall and base units with work surface over, incorporating a sink and drainer unit, integrated appliances include an electric oven and electric hob, space has been provided for the inclusion of a fridge freezer and a washing machine.

## First Floor Landing



Single glazed windows to both the front and side.

### Bedroom 1 15'6" into bay x 12'4" into alcove



Double glazed bay window to the front.

### Bedroom 2 12'9" x 11'0"



Double glazed window to the rear, an electric wall mounted heater and a built in cupboard.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 9'8" x 8'8"



Double glazed window to the side.

## Shower Room



Pedestal wash hand basin and a walk in shower with electric shower, there is also a double glazed window.

## Separate WC



Low level WC and a double glazed window.

## Outside



There is a gated access leading onto a long driveway providing generous off street parking and there are attractive mature gardens to both the front and rear.

## Council Tax Band

The Council Tax Band is Band D.

## 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.

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# MAIN ROOMS AND DIMENSIONS

## Fawcett Street Viewings

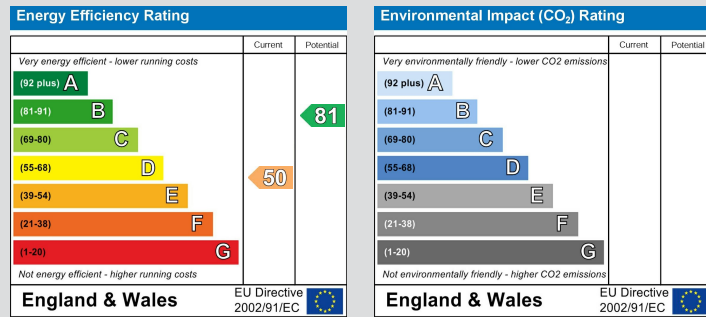
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.

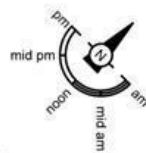


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Ground Floor  
Approximate Floor Area  
(61.43 sq.m)



First Floor  
Approximate Floor Area  
(55.07 sq.m)

53 Durham Road