









This attractive three bedroom home enjoys a pleasant position within this popular crescent, available for sale with no upper chain involved. Internally comprising of an entrance lobby with staircase to the first floor, lounge, dining room and a modern fitted kitchen whilst to the first floor there are three bedrooms and a family bathroom/wc. Externally there are gardens to the front and rear. Conveniently positioned for many local amenities including shops and schools, Sunderland Royal Hospital and transport connections. Immediate internal inspection is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Lobby

Staircase to first floor and door to lounge.

Lounge 14'3" x 13'10"



Double glazed window to front, radiator and door to dining room.

Dining Room 8'7" x 8'11"



Double glazed window to rear overlooking the garden, radiator and door to kitchen.

Kitchen 10'2" x 7'10"



Fitted with a range of modern wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include an oven and hob with extractor over, space for fridge freezer and washing machine, double glazed window to rear, double glazed door to rear garden, radiator and built in cupboard.

First Floor Landing

Radiator.

Bedroom 1 10'11" x 11'4"



Double glazed window to front, radiator and wall mounted boiler.

Bedroom 2 12'4" x 9'5"



Double glazed window to rear and radiator.

Bedroom 3 9'1" x 9'0"



Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, pedestal washbasin and panel bath with electric shower over, two double glazed windows, radiator and built in cupboard.

Outside



Lawned gardens to the front and rear, a useful covered shed, side access and a brick built store located in the rear garden.

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 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.

Fawcett Street Viewings

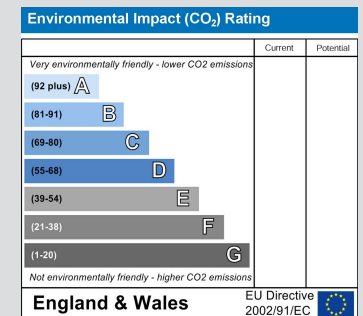
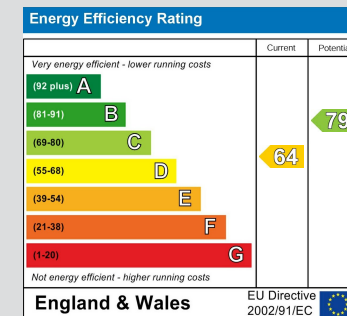
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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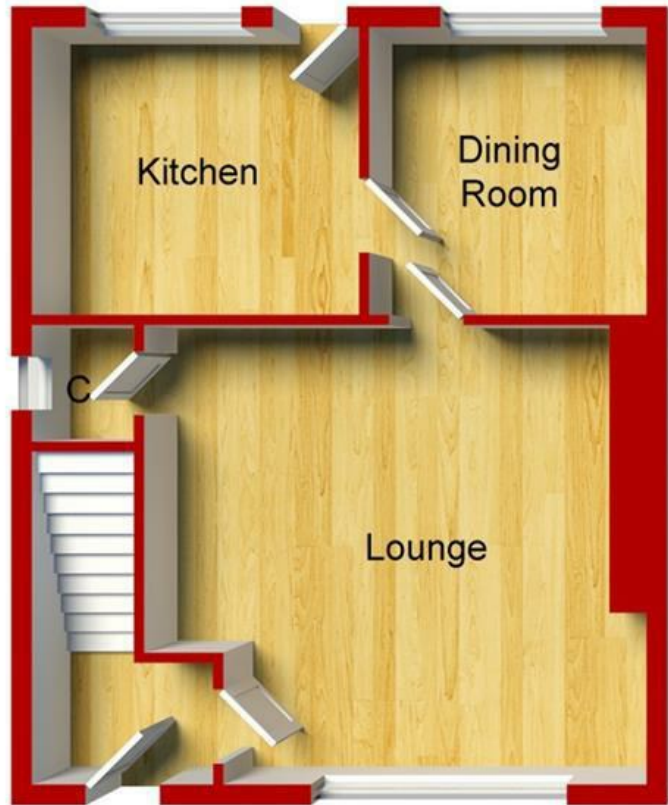
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MAIN ROOMS AND DIMENSIONS



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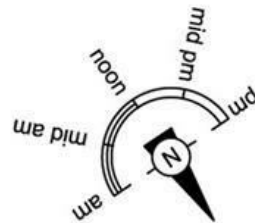
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Ground Floor
Approximate Floor Area
(42.06 sq.m)



First Floor
Approximate Floor Area
(46.81 sq.m)



54 Felstead Crescent