

Prescot Road, Pennywell, Sunderland

£130,000











A delightful three bedroom semi-detached house, situated within this ever popular area, available with no upper chain involved. Internally on the ground floor there is a hall with staircase to the first floor, a lounge, dining room and an impressive modern fitted kitchen, whilst to the first floor there are three well-proportioned bedrooms and a superb, contemporary shower room/wc. Externally there is a block-paved driveway to the front, an attached garage, along with attractive, low maintenance gardens. This convenient location is close to a range of local amenities, shops and schools and provides excellent transport connections to the A19, Doxford International Business Park, Nissan and to Sunderland City Centre. Early viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via entrance door.

Entrance Hall



Radiator and staircase to first floor.

Lounge




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

Dining Room



Double glazed window to rear, radiator and door to kitchen.

Kitchen






Range of modern wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include electric oven and hob, space for fridge freezer and washing machine, radiator and two double glazed windows. Door connecting to the garage.

First Floor Landing
Double glazed window to side and radiator.

Bedroom 1




Double glazed window to rear, radiator and built in cupboard.

Bedroom 2



Double glazed window to front and radiator.

Bedroom 3




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

MAIN ROOMS AND DIMENSIONS

Shower Room




Contemporary suite with low level WC, pedestal washbasin and walk in shower with electric shower, chrome ladder style radiator, double glazed windows to side and rear.

Outside




Block paved garden area to the front along with block paved driveway, whilst to the rear there is a low maintenance paved garden.

Garage
Roller shutter access door and doors connecting to both the kitchen and external door to rear garden.

Council Tax Band
The Council Tax Band is Band A.

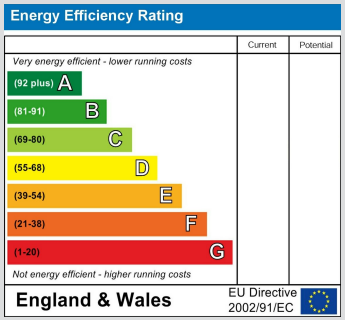
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

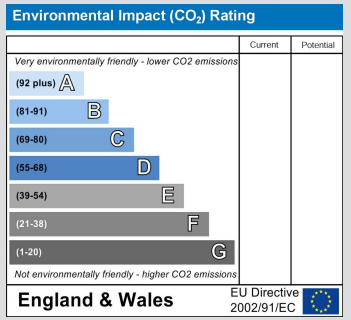
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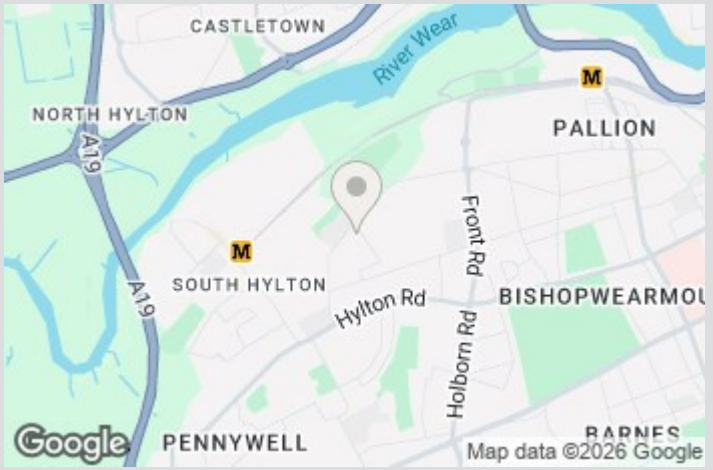
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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

Ombudsman
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Ground Floor



First Floor

W N S E

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Approximate total area(1)

96.4 m²

1036 ft²

Reduced headroom

0.9 m²

9 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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