









A superb three bedroom semi-detached house with an attached garage, ideally situated within this popular area of Springwell. Internally the attractive accommodation includes to the ground floor of an entrance porch, hall, lounge, dining room that opens through to a fitted kitchen and there is a useful utility. To the first floor there are three well-proportioned bedrooms and an impressive modern bathroom/wc. Externally there is a garden to the front with a block-paved driveway, an attached garage whilst to the rear is a delightful garden laid mainly to lawn with a patio areas. Enjoying an extremely convenient situation within this popular area, this home is well placed for shopping facilities and schools, as well as providing excellent connections to Sunderland City Centre and major road links including the A19. We highly recommend arranging a viewing to appreciate this impressive home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Porch

There is a double glazed window and a double glazed inner door to the hall.

Hall



With a radiator, staircase to the first floor and doors to the lounge and kitchen.

Lounge 14'6" x 10'0" into alcve



Double glazed bow window to the front, radiator and a feature contemporary wall mounted gas fire, the room opens through into the dining room.

Dining Room 8'11" x 8'5"



Double glazed French door to the rear, tall radiator and the room opens through to the kitchen.

Kitchen 12'3" x 10'0"



Wall and base units with work surface over, incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include a oven, electric hob, fridge, freezer and dishwasher, waste disposal, there is a double glazed window to the rear, tiled floor, tall radiator and a door to the utility.

Utility 13'3" x 6'11"



Fitted with units and space has been provided for the inclusion of an additional fridge freezer and a washing machine, glass block window to the rear and a double glazed door leading to the garage.

First Floor Landing



Double glazed window to the side and doors leading of to the three bedrooms and bathroom .

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 11'1" not inc robes x 9'3"



Double glazed window to the rear, radiator and fitted wardrobes.

Bedroom 2 9'8" not inc recess x 8'0" not inc robes



Double glazed window to the front, radiator and fitted mirror fronted sliding door wardrobes.

Bedroom 3 7'8" x 7'7" not inc fitted robe



Double glazed window to the front, radiator and fitted mirror fronted sliding door wardrobes.

Bathroom



Contemporary suite with low level WC with concealed cistern, wash hand basin set into vanity unit and P shaped panel bath with mains fed shower over, there are tiled walls and floor, electric chrome ladder style heated towel rail, illuminated mirror and ceiling radio.

Outside



There is a low maintenance garden to the front with a block paved driveway, to the rear there is a delightful garden with lawned area and patios.

Garage 11'6" x 6'11"

Roller shutter access door and a internal double glazed door to the utility.

Tenure Freehold

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

Council Tax Band

The Council Tax Band is Band A

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:-

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MAIN ROOMS AND DIMENSIONS

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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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Fawcett Street Viewings

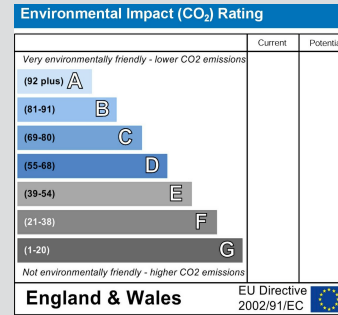
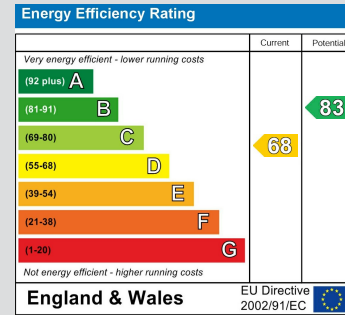
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.

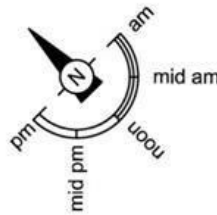


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Ground Floor
Approximate Floor Area
(53.66 sq.m)



First Floor
Approximate Floor Area
(41.01 sq.m)

58 Swindon Road