









Rare to the Market! A spacious three bedroom semi-detached home, enjoying a delightful open view to the rear within this ever popular residential area. The well presented internal accommodation includes an entrance porch, generous lounge and a modern kitchen / diner. Completing the ground floor is a useful store area and a downstairs wc. To the first floor there are three well-proportioned bedrooms and a family bathroom/WC. Externally there is a block-paved area to the front and a superb garden to the rear, laid mainly to lawn with a decked area. Ideally located for easy access to local amenities, shops and schools as well as offering good links to Sunderland City Centre, Doxford International Business Park and major road connections including the A19. With no upper chain involved, early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Entrance Porch

Double glazed windows and UPVC door to lounge.

## Lounge 11'3" x 18'11"



Double glazed bay window to front, radiator and storage cupboard. Door with stairs leading to first floor. Door to kitchen.

## Kitchen/Diner 10'2" x 22'2"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Space for a double oven and fridge freezer. Double radiator, double glazed window and UPVC door to rear. Door to store.

## Store 11'8" x 9'5" plus 10'10" x 5'5"

Previously the garage. UPVC doors to front and rear. Double radiator. Door to WC.

## WC

Low level WC.

## First Floor Landing



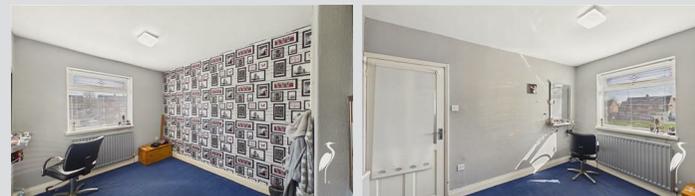
Double glazed window, access point to loft and radiator.

## Bedroom 1 9'4" x 12'0"



Double glazed window to rear, radiator and built in mirrored fronted sliding door wardrobes. Storage cupboard.

## Bedroom 2 10'4" x 9'1"



Double glazed window to rear, radiator and storage cupboard.

## Bedroom 3 9'0" x 9'5"



Double glazed window to rear, radiator and built in mirrored fronted sliding door wardrobe.

## Bathroom



Low level WC, washbasin set into vanity unit and bath with shower over, double glazed window.

## Outside



Generously sized rear garden laid mainly to lawn benefitting from a decked seating area with Pergola. Large block paved area to the front.

## 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.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## Solar Panels

We have been informed by our clients the solar panels are owned. Any prospective purchaser should clarify this with their Solicitor.

## Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-  
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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 £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

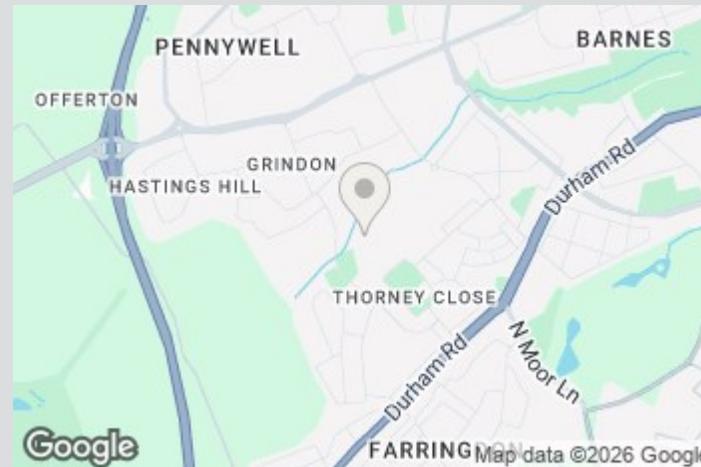
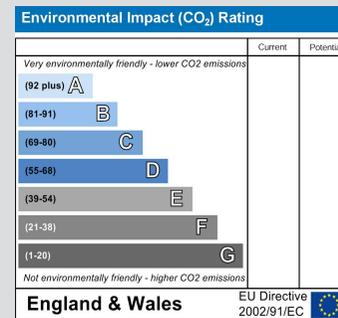
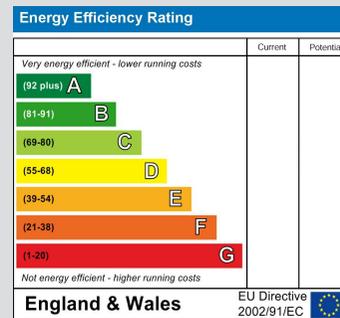
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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



First Floor

Approximate total area<sup>(1)</sup>

107.2 m<sup>2</sup>

1154 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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