















An extended and well appointed three bedroom semi detached house, providing good sized accommodation perfect for first time buyers and families. Internally the accommodation includes an entrance porch, hall with staircase to the first floor, lounge with French doors to the rear garden, dining room, modern kitchen, ground floor WC, three first floor bedrooms and a bathroom/WC. Externally there are is a low maintenance garden to front and attractive rear gardens with decked seating area. Well located for local amenities, shops and schools, Sunderland Royal Hospital and Sunderland University, as well as providing easy access to the City Centre and transport connections, including Pallion Metro Station. Early viewing highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Entrance Porch

UPVC part glazed door to hall.

## Hallway



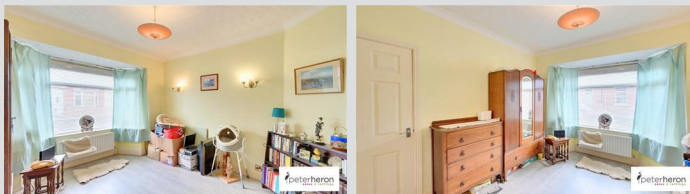
Stairs to first floor and radiator.

## Lounge 10'6" x 10'0" plus 7'9" x 4'0"



2x Velux windows and double radiator. Double doors to dining room. UPVC French door to rear garden.

## Dining Room 13'8" x 10'10"



Double glazed bay window to front and double radiator.

## Kitchen 14'0" x 11'8"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap, integrated oven, hob and hood. Space for fridge freezer, washing machine and dishwasher. Radiator, double glazed window and UPVC French doors to rear.

## Ground Floor WC



Low level WC and washbasin.

## First Floor Landing

Double glazed window and access hatch to fully boarded loft.

## Bedroom 1 13'0" x 10'2"



Double glazed window to front, radiator and built in wardrobes.

## Bedroom 2 9'3" x 9'0"



Double glazed window to rear and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 6'10" x 6'8"



Double glazed bay window to front, radiator and built in storage cupboard.

## Bathroom



Low level WC, washbasin and bath with shower over, radiator, storage cupboard and double glazed window to rear.

## Outside



Attractive rear garden with decked seating area.

## Council Tax Band

The Council Tax Band is Band A.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 13/5/1934 and the Ground Rent is £TBC.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

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:-  
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. 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

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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

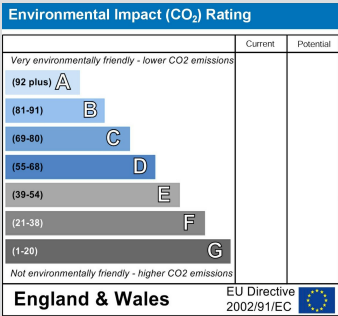
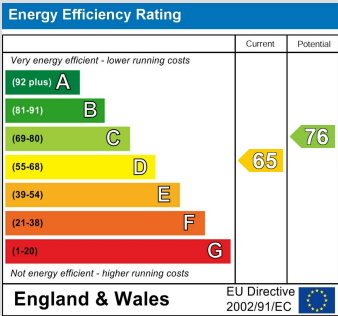
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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