



Longmeadows, East Herrington, Sunderland

Offers over £169,950







An attractive three bedroom terrace house with a garage, situated in the sought-after area of East Herrington. Internally the accommodation on the ground floor includes an entrance porch, spacious lounge, enjoying a dual aspect and a kitchen / diner whilst to the first floor there are three bedrooms and a modern shower room/wc. Benefits of the property include gas central heating to radiators, double glazing, a lawned garden to the front, a delightful low maintenance garden to the rear and a garage located in a nearby block. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. Viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door to

### Entrance Porch



Double glazed windows and inner door through to Kitchen/diner.

### Lounge 17'10" x 11'3"



Enjoying a dual aspect with tall double glazed windows to both the front and rear, radiator and stripped and varnished floorboards.

### Kitchen/Diner 17'2" x 8'8" extending to 11'9"



Fitted with wall and base units with work surfaces over

incorporating sink and drainer unit, integrated appliances include an oven and hob, space for fridge freezer and washing machine, radiator, double glazed windows to both the front and rear, radiator and a staircase to first floor. Double glazed door to rear garden.

### First Floor Landing

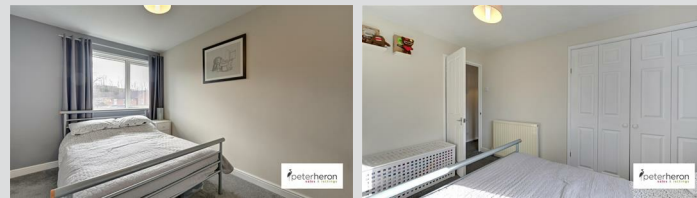
Built in cupboard housing a central heating boiler.

### Bedroom 1 11'5" x 9'8"



Double glazed window to front and radiator.

### Bedroom 2 11'10" x 8'3"



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

### Bedroom 3 8'3" x 7'9"



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

### Shower Room



Low level WC, pedestal washbasin and walk in shower, tiled walls, chrome ladder style radiator two small double glazed windows.

### Outside



To the front of the property there is an attractive lawned garden with planted borders whilst to the rear there is a delightful low maintenance garden mainly paved with gravelled area. The property also benefits from a single garage located in a nearby block.

### Council Tax Band

The Council Tax Band is Band B.

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

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

## 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

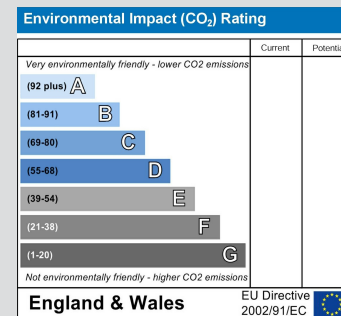
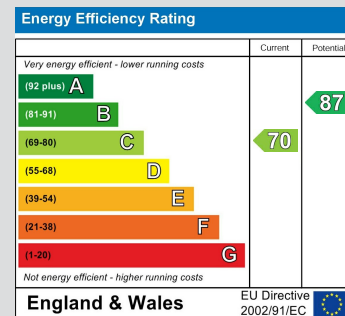
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

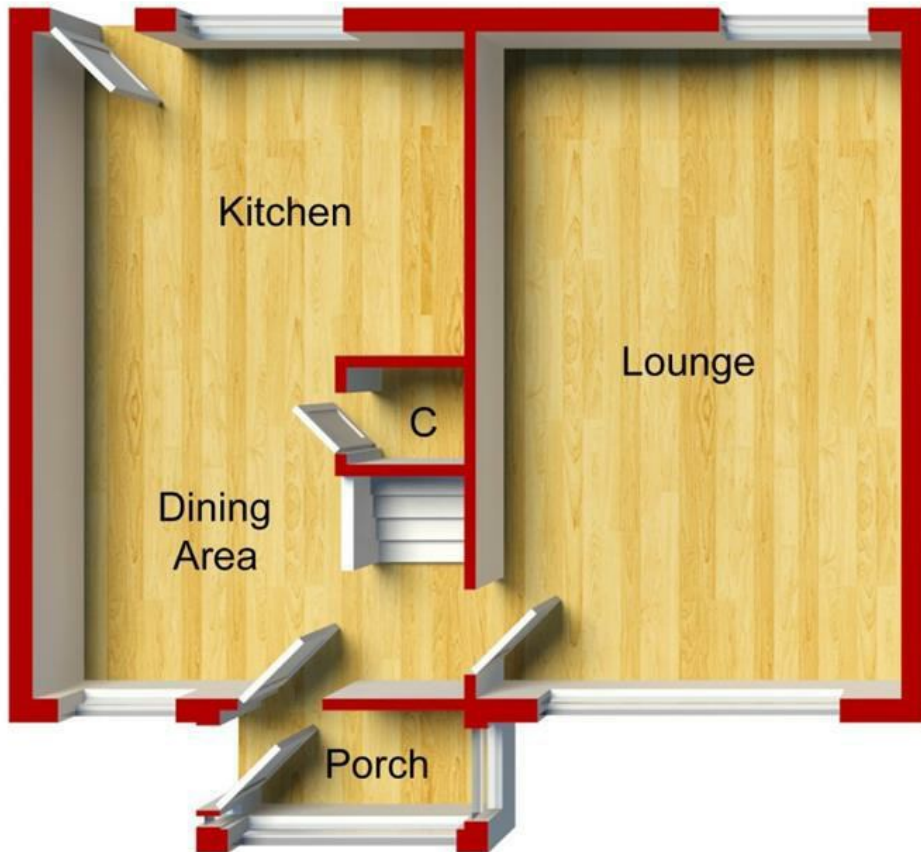
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



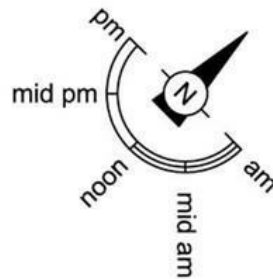
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Ground Floor  
Approximate Floor Area  
(41.65 sq.m)



First Floor  
Approximate Floor Area  
(39.68 sq.m)



## 66 Longmeadows