













Available with immediate vacant possession and no upward chain, this deceptively spacious three bedroom mid terraced home offers an exciting opportunity to both first time buyers and investors alike.

Offering well proportioned rooms throughout, the property internally comprises reception hall, lounge, dining room, kitchen, bathroom, three bedrooms and to the exterior offers an enclosed courtyard with off street parking together with a storage outbuilding.

Benefitting from gas central heating and UPVC double glazing, the property enjoys a convenient position within easy walking distance of Sunderland's magnificent coastline, the riverside, St Peters University campus and City centre and is also close to local metro stations and major routes leading through to wider North East region.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

### Reception Hall



Stairs to first floor, double glazed window to rear and radiator.

### Lounge 14'9" x 13'7"



Double glazed window to front, radiator and feature stove. Open plan into dining room.

### Dining Room 13'5" x 12'0"



Double glazed window to rear, radiator and electric fire.

### Kitchen 17'5" x 9'4"



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 with 6 burner gas hob and cooker hood. Space for a fridge freezer, washing machine, dishwasher and tumble dryer. Wall mounted boiler, radiator, double glazed window and UPVC French doors to rear.

### Bathroom



Low level WC, wash hand basin set into vanity unit, bath with waterfall shower over, chrome heated towel rail. Double glazed window to the rear.

### First Floor Landing

Double glazed window to the rear, storage cupboard and stairs to the loft space.

### Bedroom 1 13'8" x 12'1"



Double glazed window to the rear and a radiator.

### Bedroom 2 13'8" x 10'7"



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

### Bedroom 3 9'10" x 6'5"



Double glazed window to front and a radiator.

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

## Loft Area 17'3" x 16'11"



2x skylight windows and 2x storage cupboards.

## Outside



Low maintenance rear courtyard with a decking area and an outhouse

## Council TaxBand

The Council Tax is Band A.

## Tenure FH

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

## Important Notice

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 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.

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.

## Viewings Srd

To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

## Opening Times

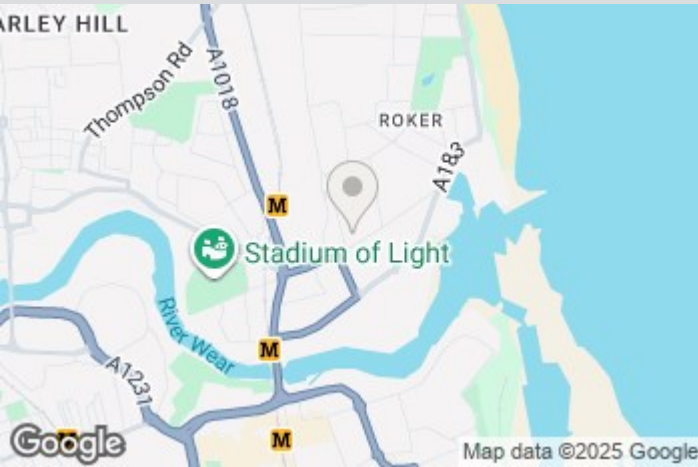
Monday - Friday 9.00am to 5.00pm  
Saturday 9.00am to 12noon

## Ombudsman

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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

