









A delightful three bedroom semi-detached house, featuring beautiful gardens and a larger than average garage, occupying a pleasant cul-de-sac position within this sought after residential area, available with no upper chain involved. Internally the accommodation is accessed via an entrance porch, connecting through to a reception hall with staircase to the first floor. There are two well-proportioned reception rooms, a spacious breakfasting kitchen, a useful store and a downstairs WC, whilst to the first floor there are three bedrooms and a family bathroom/wc, incorporating a shower cubicle. Externally there are wonderful, established gardens to the front and rear, along with a generous garage. This convenient location offers easy access to local amenities, shops and schools as well as providing links to Sunderland City Centre and to major road connections. Early viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Porch

Double glazed windows and inner central single glazed door with feature windows to either side with stain/lead glass detailing to hall.

Reception Hall



Staircase to first floor with understairs cupboard and radiator.

Dining Room 13'6" into alcove x 13'3" into bay



Double glazed bay window to front and radiator.

Lounge 15'2" x 10'7"



Double glazed door leading out to rear garden, double glazed windows to rear, double radiator x2 and feature fireplace.

Breakfasting Kitchen 16'2" x 9'4"



Fitted with wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include double oven and a hob, space for under bench fridge, washing machine and dishwasher, breakfast bar and double glazed window to rear. Doors leading off to lobby and store.

Lobby

Door to WC. Double glazed window and double glazed external door to rear garden.

WC



WC and double glazed window.

Store 13'0" x 7'2"



The store has access from the kitchen and can also be accessed via a double glazed door to the front. Space for white goods. Wall mounted boiler and double glazed window.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing



Double glazed window to side. Loft access hatch with pull down ladder to partly floored out loft space. Fitted cupboards.

Bedroom 1 13'6" into bay x 9'10" not inc robes



Double glazed bay window to front, radiator and fitted wardrobes.

Bedroom 2 11'6" x 11'1"



Maximum measurements including fitted wardrobe, double glazed window to rear and radiator.

Bedroom 3 8'11" x 7'2"



Maximum measurements including fitted wardrobes, double glazed window to front and radiator.

Bathroom



Low level WC, pedestal washbasin, panel bath and step in shower cubicle with mains shower over, radiator, tiled walls and two double glazed windows.

Outside



There are delightful gardens to the front and rear with lawned areas and established attractive planting.

Garage 17'11" long x 12'11" wide

Maximum measurement. The detached garage is accessed from the rear service lane and has an up and over access door, double glazed window, single glazed window and single glazed door providing access to the rear garden.

Council Tax Band

The Council Tax Band is Band C.

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:-

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MAIN ROOMS AND DIMENSIONS

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.

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Fawcett Street Viewings

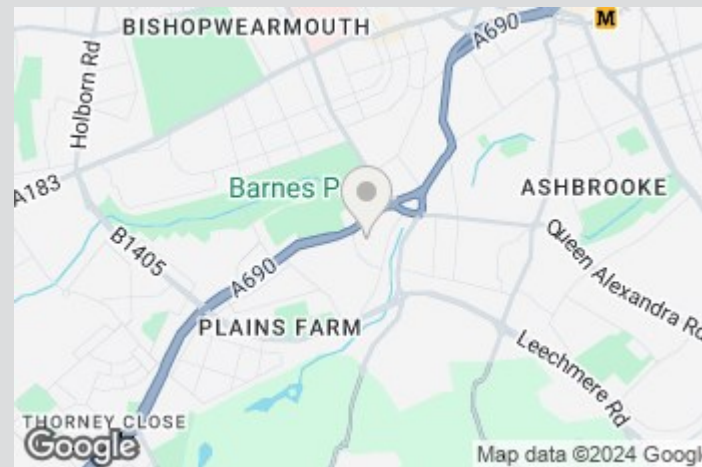
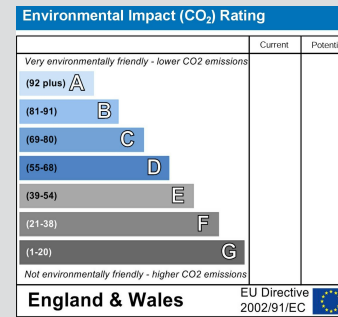
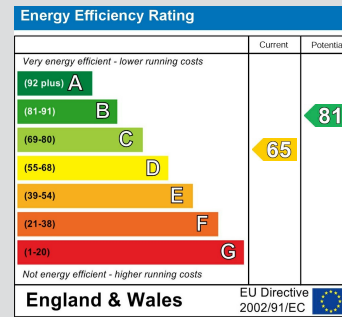
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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
(73.39 sq.m)



First Floor
Approximate Floor Area
(45.91 sq.m)

7 Fortrose Avenue