









An attractive three bedroom semi-detached house, providing spacious accommodation within this popular and convenient location. Internally the accommodation includes an entrance hall with staircase to the first floor, lounge and a kitchen / diner whilst to the first floor there are three bedrooms and a wet room/wc. The property benefits from gas central heating to radiators, a driveway and delightful gardens. Ideally situated for local amenities, shops and schools, as well as good transport links to Sunderland City Centre and wider road networks.. Available with no upper chain involved!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Hall

Staircase to first floor and doors to the kitchen, lounge and diner.

Lounge 15'10" x 10'10"



Double glazed box bay window to front and further double glazed window to front, two radiators, feature fireplace and storage cupboard.

Kitchen/Diner 15'10" x 9'6"



Range of wall and base units with work surfaces over incorporating single bowl sink and drainer unit, space provided for the inclusion of an oven, washing machine and fridge freezer, integrated extractor fan. Double glazed window to rear, radiator and Composite door to rear.

First Floor Landing

Access hatch to loft.

Bedroom 1 14'0" x 8'9"



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

Bedroom 2 10'2" x 9'6"



Double glazed window to rear, radiator and storage cupboard.

Bedroom 3 7'8" x 6'11"



Double glazed window to front and radiator.

Wet Room



Low level WC, wash hand basin vanity unit, shower and double glazed window to rear.

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MAIN ROOMS AND DIMENSIONS

Outside



Block paved area to the front with driveway accessed via wrought iron gates and delightful lawned garden to the rear.

Solar Panels

We have been advised by our client that the solar panels are owned.

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.

Important Notice - Particulars

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Sea Road Viewings

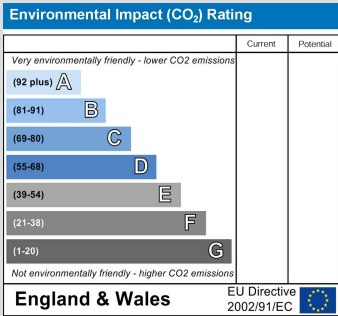
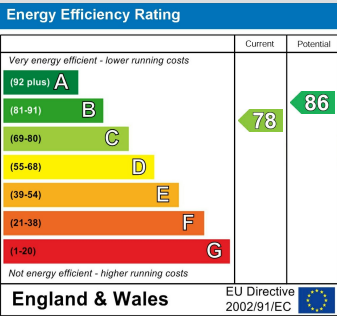
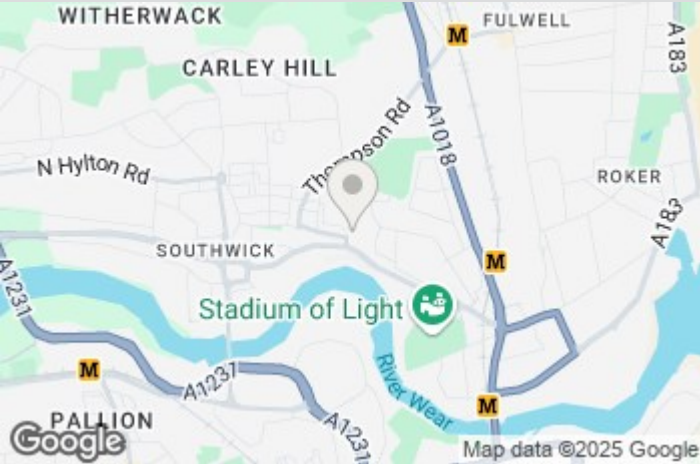
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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