Wooler Square, Grangetown, Sunderland

£249,950

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This attractive three bedroom semi-detached house, enjoys a wonderful, generous garden to the rear, situated at the head of this delightful cul-de-sac, off Sea View Road. Internally the well-appointed accommodation includes an entrance porch, hall with staircase to the first floor, two reception rooms and a breakfasting kitchen. From the kitchen there is access to a useful utility and a down stairs shower room/wc. On the first floor there are three bedrooms and a modern family bathroom/wc. Externally there is a garden to the front with a driveway, a detached garage and a beautiful, mature garden to the rear with a lawn, patio and established borders. This location is ideal for access to local amenities, shops and well regarded schools as well as providing excellent road connections to surrounding areas. With immediate vacant possession and no upper chain involved, we highly recommend early viewing!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via double glazed entrance door.

Entrance Porch
Double glazed windows and inner door leading through to hall.

Hallway

Staircase to first floor, delft rack and radiator.

Lounge

Double glazed bay window to front, radiator and decorative feature fireplace.

Dining Room

Double glazed patio style door to rear garden and radiator.

Breakfasting Kitchen

Wall and base units with work surface over incorporating sink and drainer unit, space for cooker and dishwasher, double glazed windows to the side and rear along with radiator. Door to utility.

Utility

Fitted base unit with work surface over, space below for fridge and washing machine, double glazed window to rear and radiator. Door to shower room.

Shower Room

Low level wc, pedestal washbasin and step in shower cubicle, part tiled walls, radiator and double glazed window.

MAIN ROOMS AND DIMENSIONS

First Floor Landing

Double glazed window to side.

Bedroom 1

Double glazed window to rear, radiator and fitted sliding door wardrobes.

Bedroom 2

Double glazed window to front and radiator.

Bedroom 3

Double glazed window to front and radiator.

Bathroom

Low level wc, pedestal washbasin and panel bath with electric shower, chrome ladder style radiator and double glazed window.

Outside

To the front of the property there is a garden with a block paved driveway providing off street parking and access to detached garage. There is useful side access gate and to the rear there is a wonderful generous garden laid mainly to lawn with established plants, shrubs and trees along with patio area.

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.

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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

MAIN ROOMS AND DIMENSIONS

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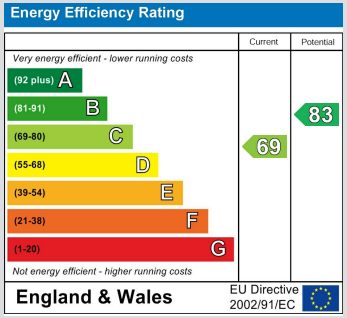
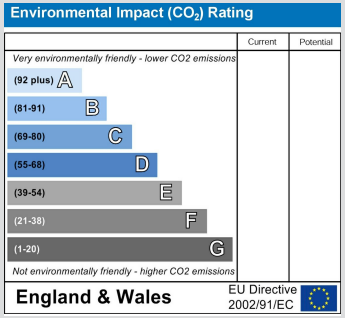
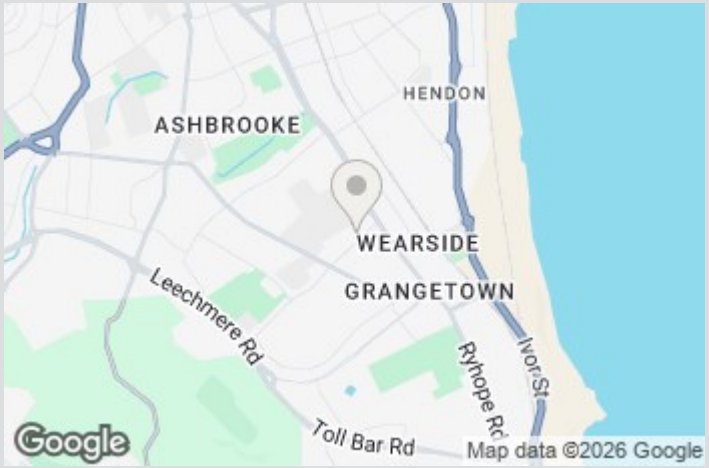
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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

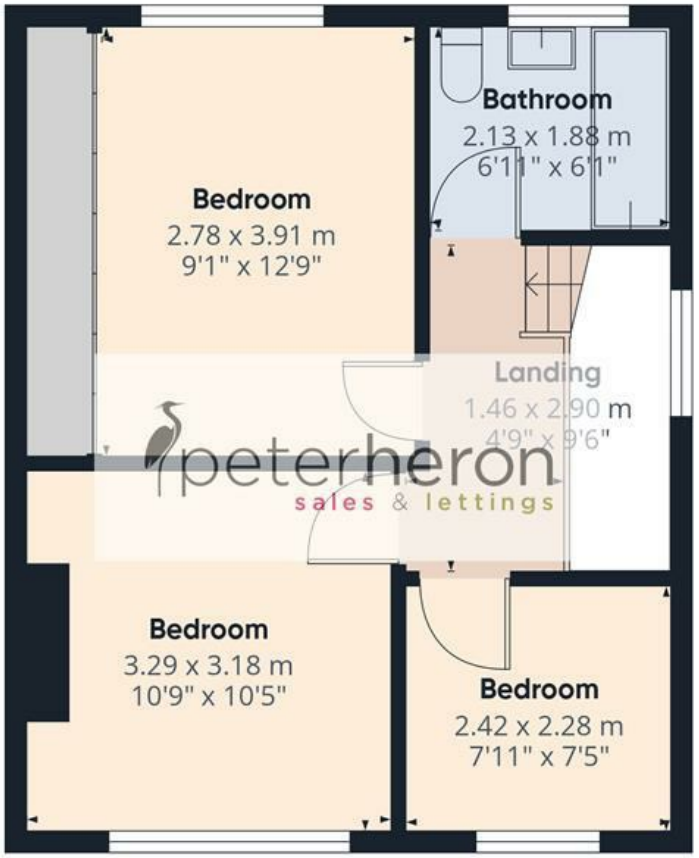
Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.







Ground Floor



First Floor

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Approximate total area(1)

94.5 m²

1017 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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