









A superb three bedroom semi-detached house, situated within the ever popular Hastings Hill. Internally the impressive accommodation includes a hall with cloakroom/wc and staircase to the first floor, lounge to the front and an impressive dining kitchen to the rear with French doors to the garden. To the first floor there are three bedrooms and a modern family bathroom/wc. Externally there is a garden to the front with a driveway, an attached triple length garage and a delightful garden to the rear with a lawn and patio area. This convenient area is well placed for local amenities as well as connections to Sunderland City Centre and major road links including the A19. We highly advise early viewing in order to fully appreciate the location and attractive accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Vestibule

Single glazed windows to front and inner door to hall.

Reception Hall



Radiator and staircase to first floor.

Cloakroom / WC



Low level WC, radiator.

Lounge 15'0" x 11'2"



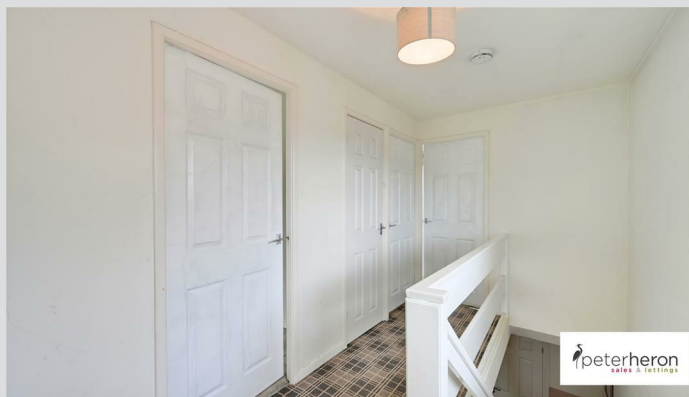
Double glazed window to front and radiator.

Dining Kitchen 19'3" x 9'10" maximum



Range of modern wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated oven, electric hob and cooker hood, fridge freezer and dishwasher. Double glazed window and UPVC French doors to rear. 2x radiators, storage cupboard and door to garage.

First Floor Landing



Double glazed window to side, access hatch to loft and storage cupboard.

Bedroom 1 12'11" x 12'0"



Double glazed window to rear and radiator.

Bedroom 2 12'10" x 10'9"



Double glazed window to front and radiator.

Bedroom 3 8'7" x 7'10"



Double glazed window to front and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC and washbasin vanity unit, and bath with waterfall shower over, chrome heated towel rail and double glazed window to rear.

Outside



Garden to the front with block paved driveway providing off street parking and access to garage. Generous rear garden with lawns and block paved areas.

Garage 52'0" x 7'5" (approximate measurements)

Triple length garage providing space and plumbing for washing machine and tumble dryer.

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 - Particulars

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.

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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.

Fawcett Street Viewings

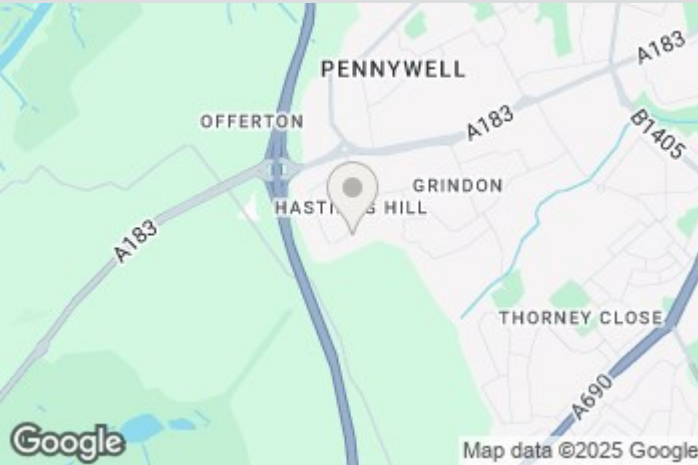
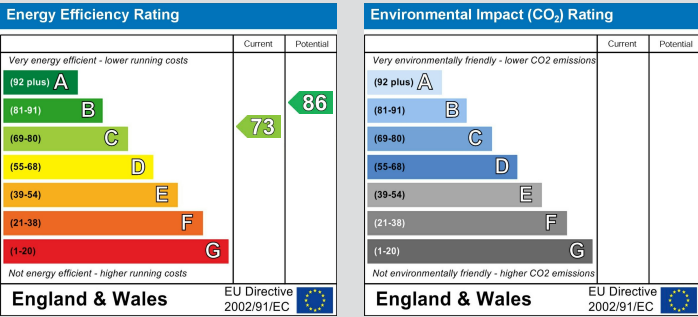
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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