









An attractive semi-detached home situated within this ever popular area, available for sale with immediate vacant possession and no upper chain involved. The accommodation on the ground floor includes a hall, lounge opening through to a dining room and a kitchen whilst to the first floor there are three bedrooms, bathroom and separate WC. Externally there are low maintenance gardens to the front and rear, driveway and an attached garage. This convenient location provides easy access to local amenities, shops and schools as well as to Sunderland Royal Hospital and transport links to surrounding areas. Viewing a must!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Hall



Stairs to first floor with storage under and radiator.

Lounge 11'10" x 11'2"



Double glazed bay window to front, radiator and feature fireplace. Sliding door to dining room.

Dining Room 11'1" x 10'6"



Double glazed bay window to rear, radiator and electric fireplace.

Kitchen 12'4" x 5'9"



Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Space for an oven, fridge freezer, washing machine and dishwasher. Storage cupboard, radiator, double glazed window and UPVC door to rear.

First Floor Landing



Double glazed window.

Bedroom 1 13'11" x 10'10"



Double glazed bay window to front and radiator.

Bedroom 2 10'1" x 9'4"



Double glazed window to rear, radiator and built in storage cupboard.

Bedroom 3 6'7" x 6'3"



Double glazed window to front.

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MAIN ROOMS AND DIMENSIONS

Shower Room



Washbasin and walk in shower cubicle, radiator and double glazed window to rear.

Separate WC



Double glazed window to rear.

Outside



Driveway to the front providing off street parking and attached garage, gardens to the front and rear.

Council Tax Band

The Council Tax Band is Band B.

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.

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.

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.

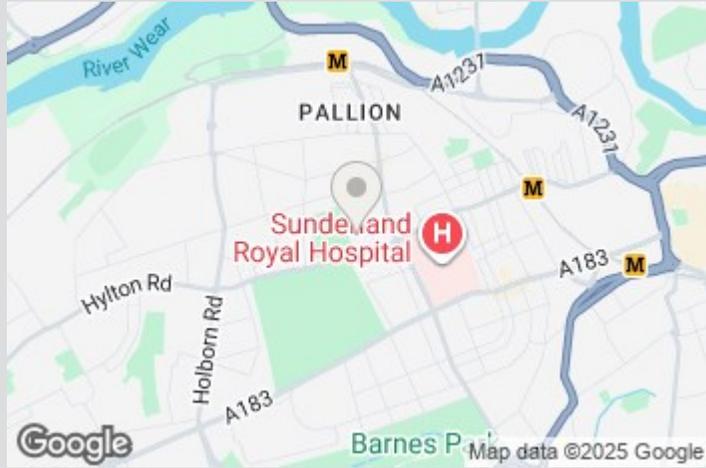
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
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