









Nestled in the charming cul-de-sac of Horsham Gardens in Humbledon, Sunderland, this attractive three-bedroom semi-detached house, available with no upward chain, presents an excellent opportunity for families and individuals alike. The property, built by "Stewart" in the post-war era, 1960's to be exact; boasts a well-appointed layout that is both functional and inviting.

Upon entering, you are greeted by a welcoming hall that leads to a spacious lounge, which seamlessly flows into a dining room, perfect for entertaining guests or enjoying family meals. The kitchen is well-equipped, complemented by a useful utility area that adds to the practicality of the home. The first floor features three comfortable bedrooms, providing ample space for relaxation, along with a well-fitted bathroom and WC.

Externally, the property is enhanced by beautifully maintained gardens at both the front and rear, the latter boasting a Westerly aspect, offering a serene outdoor space for gardening or leisure activities. The driveway accommodates parking for one vehicle, but with scope to extend into 2 car driveway and a large attached garage provides additional storage or parking options.

Situated in a popular and convenient location, this home is ideally placed for easy access to local amenities, shops, and schools. Furthermore, excellent transport links to surrounding areas make it a desirable choice for commuters.

We highly recommend an early viewing of this delightful property to fully appreciate its charm and potential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to the reception hall.

Reception Hall



Radiator, stairs to first floor with storage under and doors to

Lounge 15'0" x 12'2"



Double glazed window to the front, radiator, feature fireplace. Open plan into the dining room.

Dining Room 10'4" x 8'11"



Double glazed window to the rear, radiator, and a door to the kitchen.

Breakfasting Kitchen 11'7" x 8'5"



Range of wall and base units with counter tops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include an oven, electric hob and an extractor hood. Space provided for a low level fridge. Radiator, pantry cupboard, double glazed window to the rear, doors to the dining room and utility room.

Utility 10'0" x 5'11"



Wall and base units with counter tops over incorporating a single bowl stainless steel sink and drainer unit. Space provided for a washing machine, tumble dryer and a low level freezer. Double glazed window and a UPVC door to the rear, door to garage.

First Floor Landing



Double glazed windows and doors to

Bedroom 1 13'1" x 9'1"



Double glazed window to the front, radiator, built in wardrobes and a storage cupboard.

Bedroom 2 11'3" x 10'7"



Double glazed window to the rear and a radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 8'5" x 8'0"



Double glazed window to the front, radiator and a built in storage.

Bathroom



Low level WC, wash hand basin, bath with overhead shower, chrome heated towel rail and 2x double glazed windows to the rear.

Outside



Attractive lawned gardens to front and rear with a driveway providing off street parking and a garage.

Garage

Access via an electric roller shutter.

Tenure LH

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 23/11/1956 and the Ground Rent is £7.35

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Council TaxBand

The Council Tax is Band C.

Important Notice

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
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Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked

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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.

Viewings Fst

To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times

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

Ombudsman

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

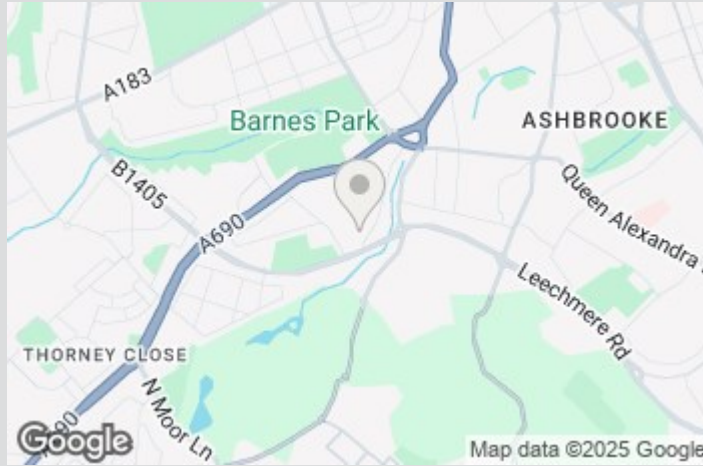
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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