









An attractive three bedroom semi-detached house occupying a superb position within this ever popular and convenient location. Internally the accommodation includes a hall, two reception rooms, a modern fitted kitchen and utility whilst to the first floor there are three bedrooms and an impressive family bathroom/wc, with a bath and incorporating a shower cubicle. Externally there is a block-paved driveway to the front, an attached garage and a delightful, low maintenance garden to the rear. The property is well placed for local amenities, shops and schools as well as excellent transport links including Seaburn Metro Station. Available with no upper chain involved, early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Composite entrance door to

### Entrance Hall



Double radiator, spindle balustrade staircase to first floor, delft rack, understairs storage cupboard.

### Lounge 12'0" into alcove x 13'1" into bay



UPVC double glazed bay window to front, double radiator and feature fireplace.

### Dining Room 14'2" x 10'4" not including alcove



UPVC double glazed French door to rear, double glazed windows, radiator and built in cupboard.

### Kitchen 14'5" x 5'10" maximum



Wall and base units with work surfaces over incorporating sink and drainer unit, integrated double oven and gas hob with overhead extractor, microwave, dishwasher, radiator, built in cupboard, double glazed window to side, UPVC door to utility.

### Utility 7'1" x 7'8"

Fitted work surfaces, space for washing machine, double glazed door to rear garden. Door to garage.

### First Floor Landing

UPVC double glazed window to side and loft access hatch.

### Bedroom 1 13'1" into bay x 10'9" into alcove



UPVC double glazed bay window to front, radiator and fitted wardrobes.

### Bedroom 2 11'5" x 8'11" into fitted robes



Double glazed window to rear, radiator and fitted wardrobes. Wall mounted boiler and built in cupboard.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 7'8" x 7'1" into fitted robes



UPVC double glazed window to front, radiator and fitted wardrobes.

## Bathroom



Modern suite comprising of low level WC, washbasin vanity unit, panel bath and step in shower with mains shower over, tiled walls and tiled floor, chrome ladder style radiator and UPVC double glazed window to side.

## Outside



Block paved driveway to the front providing off street parking leading to attached GARAGE. Whilst to the rear there is low maintenance garden with artificial grass and patio area.

## Garage 7'9" x 14'3"

Roller shutter access door.

## 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 Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

## Important Notice Part 2

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

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# MAIN ROOMS AND DIMENSIONS

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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.



## Sea Road Viewings

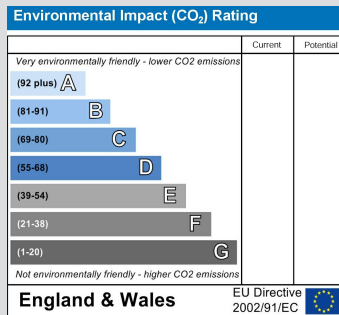
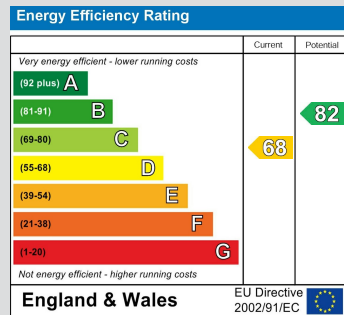
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

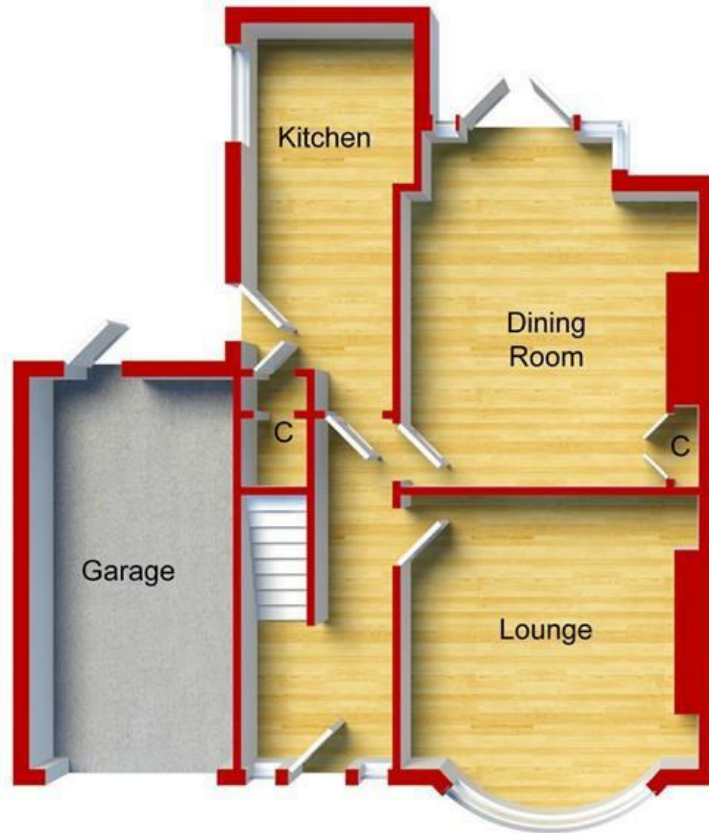
## Ombudsman

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



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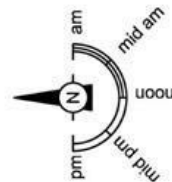
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Ground Floor  
Approximate Floor Area  
(43.53 sq.m)



First Floor  
Approximate Floor Area  
(40.33 sq.m)



## 8 West Grange