









Available with immediate vacant possession and no upward chain, this well presented three bedroom semi detached home with gardens to the front and rear, offers an excellent opportunity for first time buyers who wish to live in the central position close to both the City Centre and A19. Featuring an entrance hall, lounge, dining room, conservatory, kitchen, three bedrooms and a bathroom. Externally there are gardens to the front and rear. Ideal for a good range of amenities including Doxford International Business Park and serving the wider regions of North East including Durham City and Newcastle Upon Tyne, this superb home should be viewed as matter of of urgency to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door to

Entrance Hall

With staircase to the first floor with an under stair storage cupboard, radiator and doors to the kitchen and lounge.

Lounge 13'7" x 10'10" max



Double glazed bay window to the front, radiator, feature fire, open planned into dining room.

Dining Room 8'11" x 8'9"

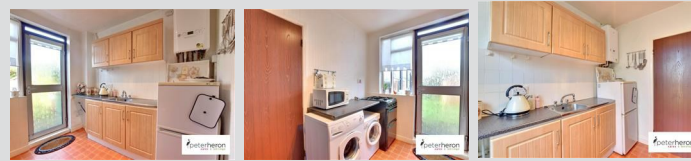


Radiator, sliding patio doors to conservatory and a door to the kitchen.

Conservatory 10'6" x 7'7" approx measure to curved ceiling



Kitchen 7'9" x 8'8"



Range of wall and base units with work surfaces over incorporating a single bowl sink and drainer unit, space provided for a cooker, washing machine, dryer and fridge freezer, door and window to the rear, radiator.

First Floor Landing

Bedroom 1 14'2" x 9'3"



Double glazed window to the front and a radiator.

Bedroom 2 8'7" x 9'3"



Double glazed window to the rear and radiator.

Bedroom 3 7'8" x 9'6"



Double glazed window to the front and a radiator.

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MAIN ROOMS AND DIMENSIONS

Shower Room



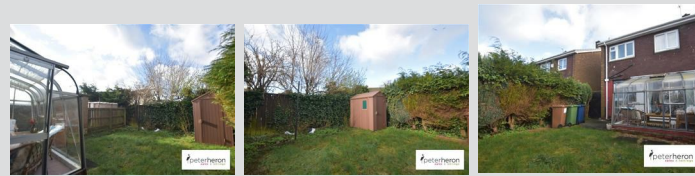
Wash hand basin, shower, double glazed window to the rear, tiled walls.

WC



Low level WC, double glazed window to the rear.

Outside



Low maintenance gardens to the front with side gate leading through to lawned rear garden with shed.

Council Tax Band

The Council Tax Band is Band A

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 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.

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

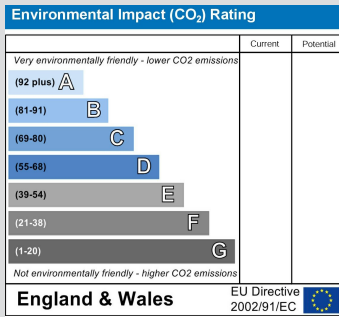
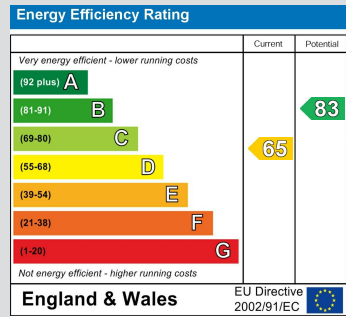
Ombudsman

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

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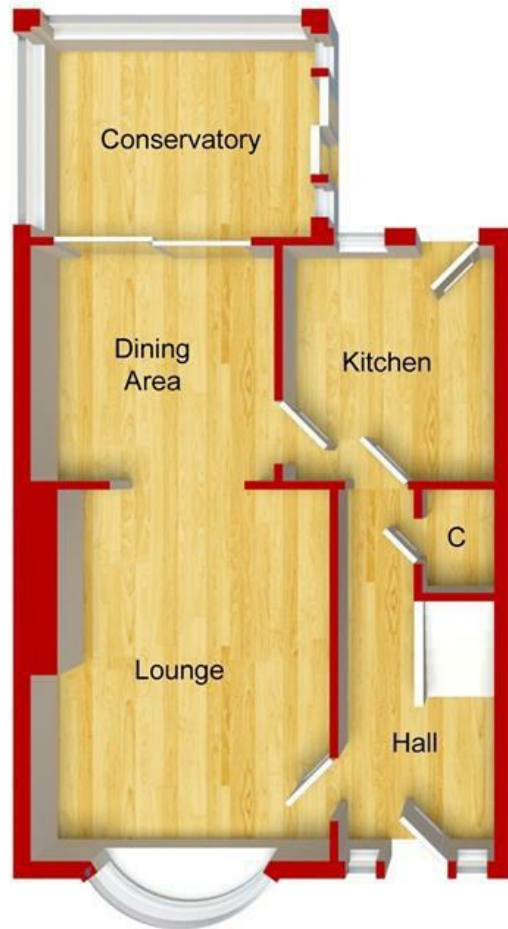
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MAIN ROOMS AND DIMENSIONS



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Ground Floor
Approximate Floor Area
(44.20 sq.m)



First Floor
Approximate Floor Area
(36.85 sq.m)

