







Available with no chain, this superb three bedroom mid link house situated in this popular residential area, finished to good standard throughout. Internally on the ground floor there is an entrance lobby, lounge, impressive modern breakfasting kitchen, ground floor wc, three first floor bedrooms and a bathroom/wc. Benefits of the property include double glazing, gas central heating and low maintenance gardens to the front and rear. Well placed for an excellent range of amenities, shops and schools, as well as offering access to Sunderland City Centre and major road links. Early viewing highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Lobby

Staircase to first floor and door to lounge.

Lounge 13'3" x 12'4"



Double glazed bay window to front, radiator, storage cupboard and door to kitchen.

Kitchen 10'2" x 13'10"



Contemporary kitchen fitted with modern wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven and electric hob with, dishwasher, washing machine, fridge freezer. Wall mounted Baxi boiler concealed by matching cupboard. Two double glazed windows to the rear and radiator. Door to rear lobby.

Rear lobby

Storage cupboards and doors to the rear garden, kitchen and WC

Rear Lobby

Storage cupboards.

Ground Floor WC



Low level WC and, mini wash basin with mixer tap, double glazed frosted window to the side and radiator.

First Floor Landing

Access point to loft and radiator.

Bedroom 1 9'8" x 14'4"



Double glazed window to front, radiator and storage cupboard.

Bedroom 2 13'8" x 8'3"



Double glazed window to the rear and radiator.

Bedroom 3 7'1" x 9'4"



Double glazed window to the rear and radiator.

Bathroom



Low level WC, washbasin, bath and walk in shower with electric shower, part tiled walls, radiator, frosted double glazed window to rear and radiator.

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Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Outside



Lawned garden to the front and a low maintenance paved garden to the rear.

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 - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
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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

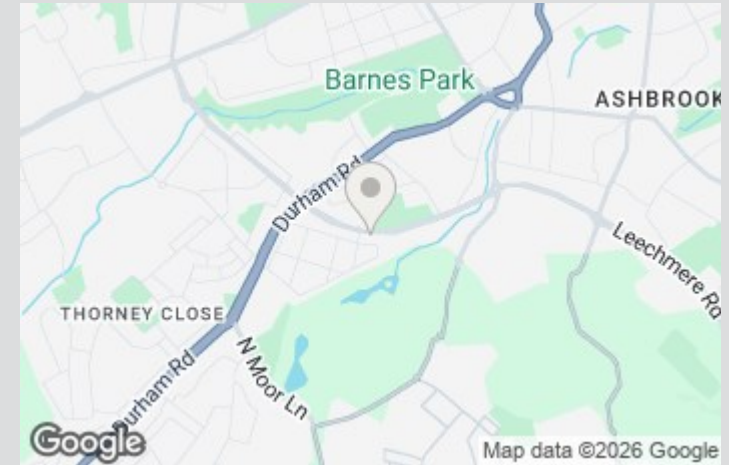
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

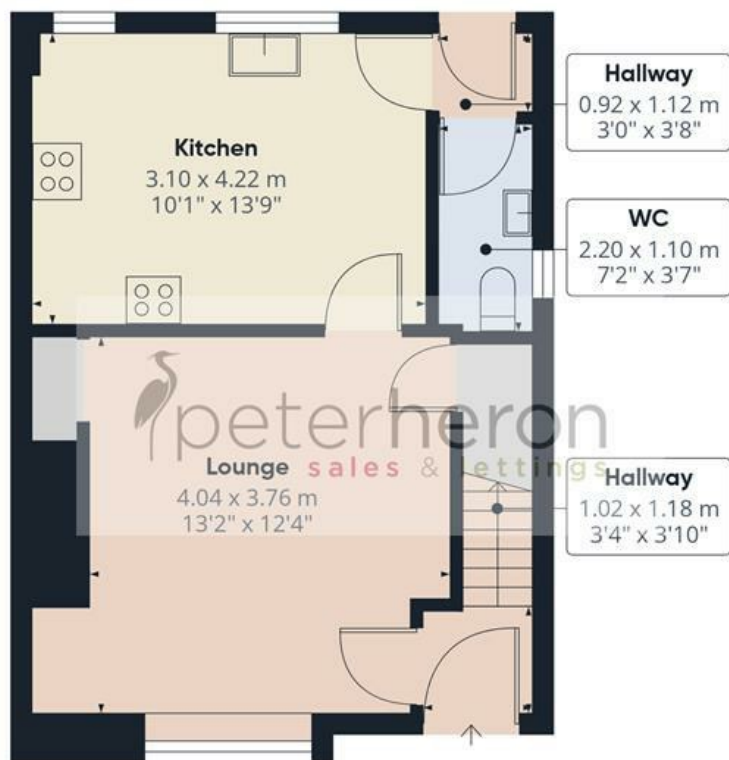
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU 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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Ground Floor



First Floor

Approximate total area⁽¹⁾

76.8 m²

827 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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