









An extended four bedroom semi-detached home providing spacious and well appointed accommodation, situated on this delightful cul-de-sac within this sought-after area. Internally the property is accessed via an entrance porch, connecting through to a hall with staircase to the first floor. There is a lounge to the front that opens through to a dining room, a fitted kitchen and a useful utility. On the first floor there are four bedrooms and a modern shower room/wc. Externally there is a low maintenance garden to the front with a block-paved driveway, an integral garage and to the rear a wonderful, mature garden with a lawn, patio and established planting. This popular and convenient location is ideal for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. Available with immediate vacant possession and no upper chain involved, we advise early viewing, to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

## Entrance Porch

Double glazed window and an inner door leading through to the hall.

## Hall



With a radiator, staircase to the first floor with under stairs storage cupboard.

## Lounge 12'7" into bay x 11'9"



Double glazed bay window to the front, radiator and the room opens through into the dining room.

## Dining Room 13'1" x 10'5" into alcove



Double glazed French door to the rear and a radiator.

## Kitchen 13'0" x 6'6" extending to 9'2" into recess



Fitted with a range of wall and base units with work surface over incorporating a sink and drainer unit, integrated appliances include a double oven, hob, washing machine and tumble dryer, fridge and slim line dish washer, there is a radiator, two double glazed windows to the rear and a door to the utility.

## Utility 6'2" x 4'9"



Fitted wall units and fitted work surface, there is space provided for the inclusion of a fridge freezer, a washing machine and a tumble drier, there is a double glazed door to the rear garden and a door to the garage.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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

# MAIN ROOMS AND DIMENSIONS

## First Floor Landing



Doors to the four bedrooms and bathroom.

## Bedroom 1 14'7" x 9'10"



This room enjoys a dual aspect with double glazed windows to both the front and rear and there are two radiators.

## Bedroom 2 11'1" x 10'5" max inc fitted robes



Double glazed window to the front and a radiator.

## Bedroom 3 10'11" x 8'6" no inc robes



Double glazed window to the rear and a radiator.

## Bedroom 4 8'0" x 7'9"

Double glazed window to the front and a radiator.

## Shower Room



Modern suite with a low level WC, concealed cistern, wash hand basin set into vanity unit and a step in shower cubicle with mains fed shower, there is a chrome ladder style radiator, tiled walls and floor, and two double glazed windows, there is also a loft access hatch with a pull down ladder to a partly bordered out loft space.

## Outside



To the front there is a attractive low maintenance garden with a block paved driveway providing off street parking, whilst to the rear there is a delightful garden with a lawn, patio and established planting.

## Garage 17'11" x 9'11"

An integral garage with remote control roller shutter main access door there is also and internal door to the utility.

# MAIN ROOMS AND DIMENSIONS

## Council Tax Band

The Council Tax Band is Band D

## Tenure Leasehold

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 1/1/1956 and the Ground Rent is £4.20pa.

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.

## 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

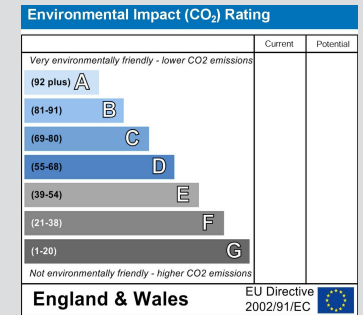
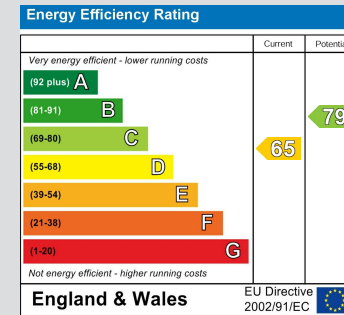
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

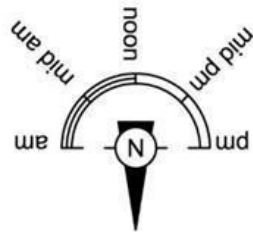
Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor  
Approximate Floor Area  
(48.35 sq.m)



First Floor  
Approximate Floor Area  
(51.46 sq.m)



## 9 Harewood Gardens