









Available with no upward chain, this three bedroom semi-detached home enjoys a delightful rear garden and is situated at the head of the cul-de-sac within this highly regarded area of Tunstall. The accommodation includes an entrance porch, hall with staircase to the first floor, a lounge with bay window, opening through to a dining room, there is a conservatory and a kitchen. On the first floor there are three bedrooms and a bathroom/wc. Externally there are wonderful gardens and a single garage. This sought after location is ideally placed for local amenities, very well regarded schools, shops and excellent transport connections to Sunderland City Centre and wider road networks. The property would benefit from general updating and modernisation, therefore representing a superb opportunity for those buyers looking to upgrade a home to their own requirements. Early viewing recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

## Entrance Porch

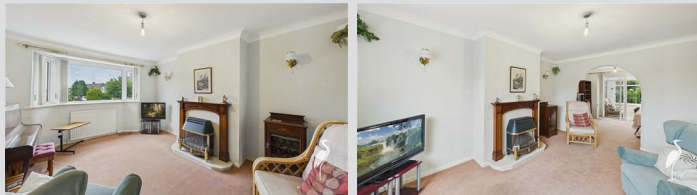
Double glazed windows and inner door leading to hall.

## Hall



Staircase to first floor and radiator.

## Lounge 15'8" x 11'4"



Double glazed bay window to front, radiator, feature fireplace archway leading through to dining room.

## Dining Room 9'3" x 10'2"



Double glazed patio style sliding doors to conservatory. Radiator.

## Conservatory 7'3" x 8'2"



Double glazed door to garden and double glazed windows.

## Kitchen 9'4" x 8'9"



Wall and base units with work surfaces over incorporating sink and drainer unit, space for cooker, fridge freezer and

washing machine, double glazed door to rear garden and double glazed windows to side and rear.

## First Floor Landing

Double glazed window to side.

## Bedroom 1 12'5" x 11'6"



Double glazed window to front, radiator and built in wardrobes.

## Bedroom 2 9'1" x 10'3"



Double glazed window to rear, radiator and fitted sliding door wardrobes.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 8'3" x 7'7"



Double glazed window to side and radiator.

## Bathroom



Low level WC, pedestal washbasin and panel bath with electric shower over, double glazed window and radiator.

## Outside



Garden to the front and to the rear a generous mature garden with lawn and established plants and shrubs.

## 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 - Particulars

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

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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

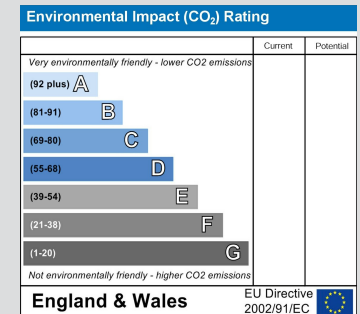
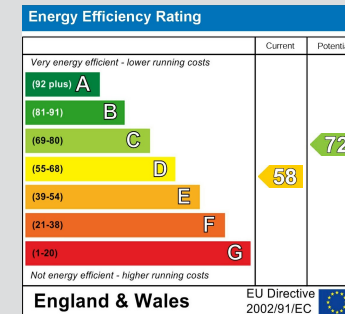
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

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



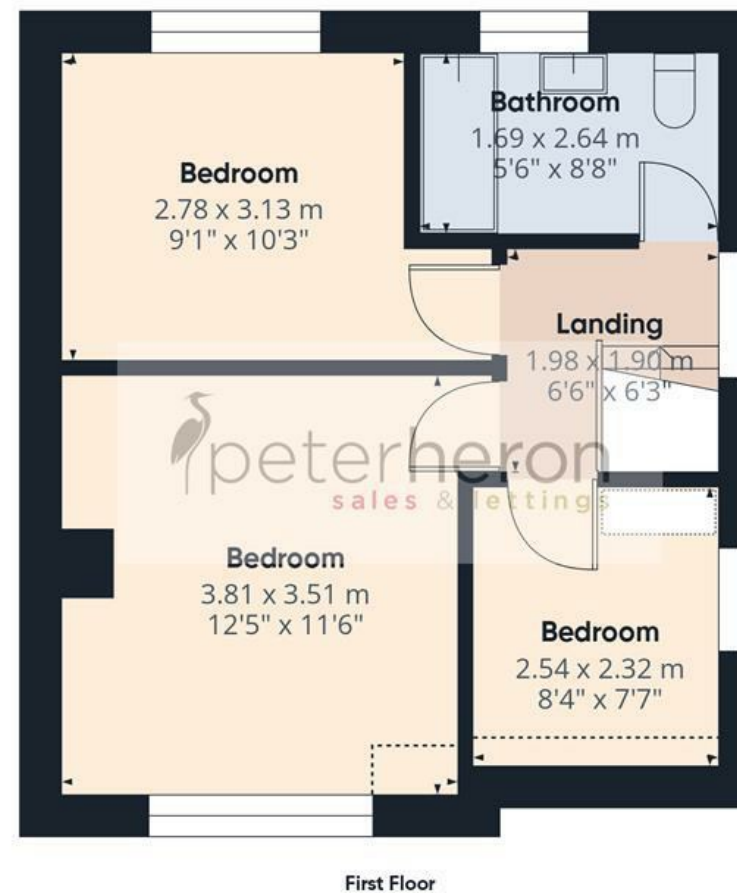
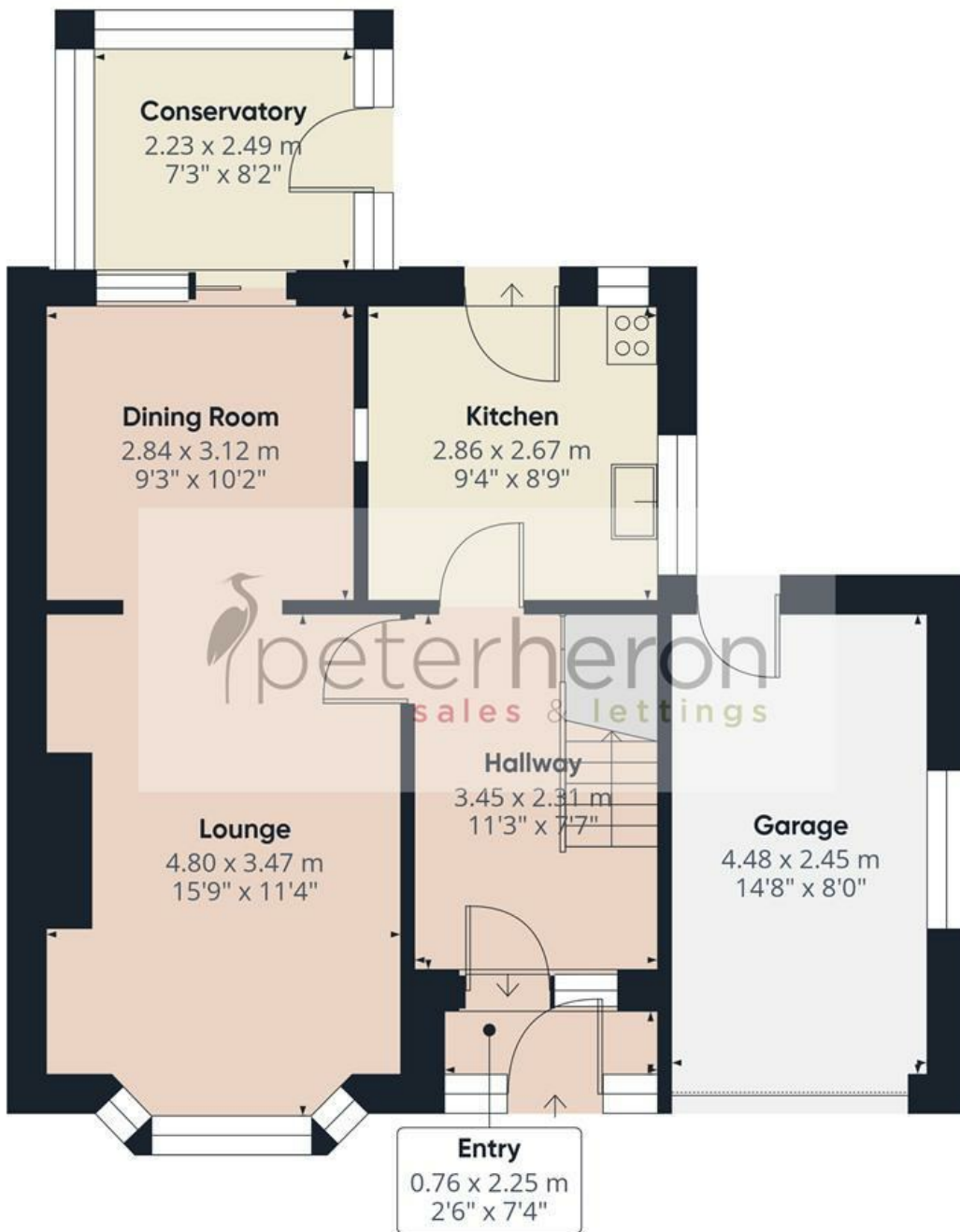
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Approximate total area<sup>(1)</sup>

95.6 m<sup>2</sup>

1028 ft<sup>2</sup>

Reduced headroom

0.9 m<sup>2</sup>

10 ft<sup>2</sup>

(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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