















A superb three bedroom mid terrace house, providing spacious and well-appointed accommodation within this popular and convenient location. Internally comprising to the ground floor of an impressive reception hall, two generous reception rooms and a modern fitted kitchen whilst to the first floor there are three well-proportioned bedrooms and an attractive, contemporary family bathroom/wc. With access to the spacious loft space from the first floor landing. Externally there is a town garden to the front and to the rear is a delightful courtyard with a roller shutter access door. This location provides an excellent range of shops available nearby on Chester Road and there is easy access to schools, Sunderland Royal Hospital and Sunderland City Centre. Viewing highly recommended!

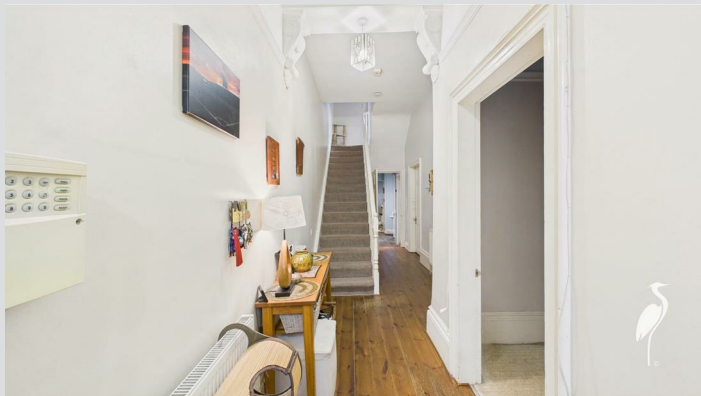


# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

### Reception Hall



Stairs to first floor with storage under and radiator.

### Lounge 12'5" x 15'4"



Double glazed bay window to the front and a radiator.

### Dining Room 12'9" x 12'9"



UPVC double glazed French doors to the rear and a radiator.

### Kitchen 20'9" x 8'11"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated double oven with 7 burner gas hob and cooker hood over. Space provided for an American style fridge freezer and washing machine. Storage cupboard and a double radiator. UPVC door, double glazed window and double glazed bay window to the rear.

### First Floor Landing

Storage cupboard and fixed ladder steps to the loft space.

### Bedroom 1 12'11" x 13'6"



Double glazed window to the rear, radiator and storage cupboard.

### Bedroom 2 12'8" x 13'5"



Double glazed window to the front, radiator and a storage cupboard.

### Bedroom 3 12'8" x 6'4"



Double glazed window to the front and a radiator.

### Bathroom



Low level WC, hand wash basin set into vanity unit, bath with shower over, double glazed window to the rear and a chrome heated towel rail.

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

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# MAIN ROOMS AND DIMENSIONS

## Loft Space 15'7" x 20'3"



Spacious loft with 2x Velux windows and 2x storage cupboards.

## Outside



Resident only access to front with garden. Low maintenance rear courtyard with electric roller shutter access door.

## Council Tax Band

The Council Tax Band is Band B.

## 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:- 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

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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.

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

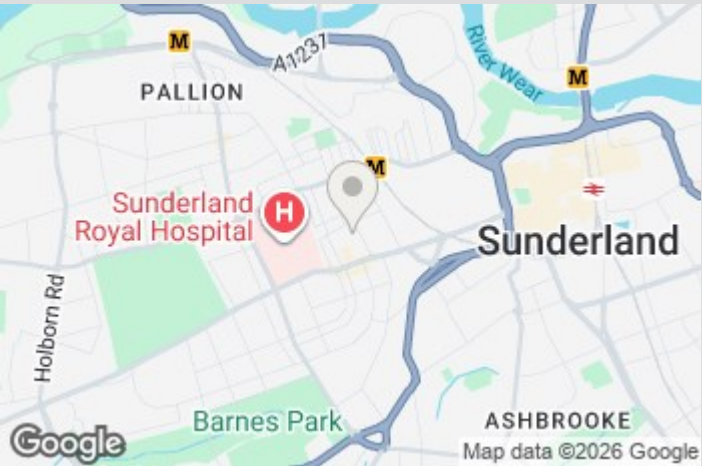
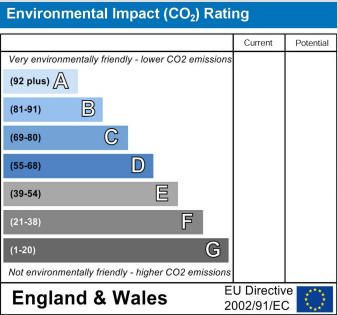
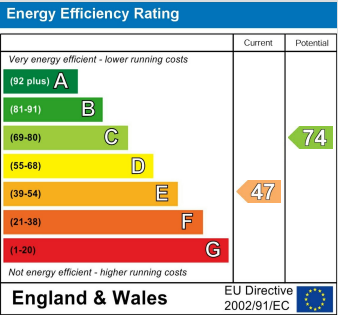
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.

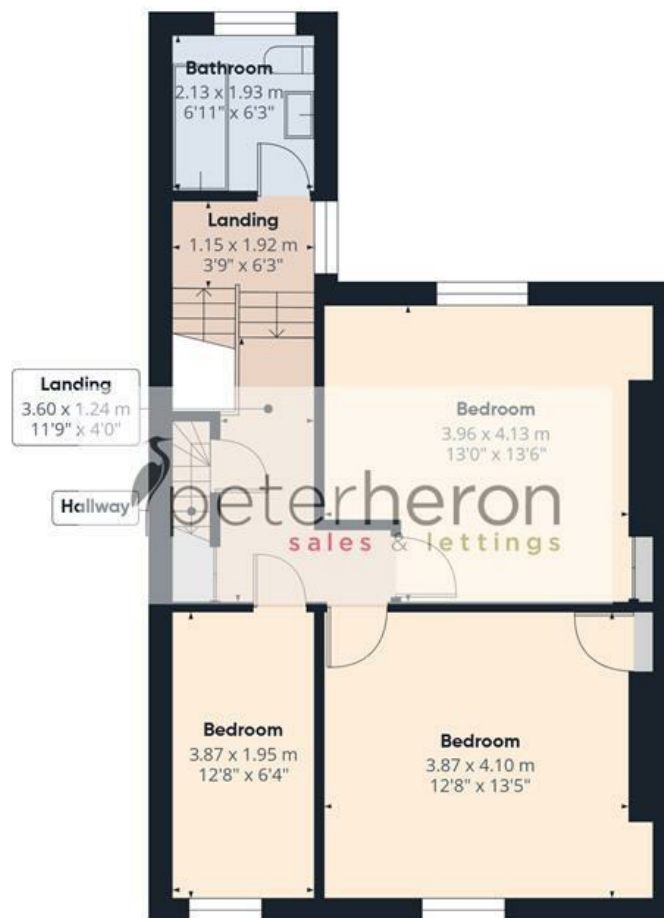


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Ground Floor



First Floor



Second Floor

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

147.6 m<sup>2</sup>

1588 ft<sup>2</sup>

Reduced headroom

3.5 m<sup>2</sup>

37 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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