









A larger style three bedroom semi-detached house with a superb ground floor extension to the rear, situated within the ever popular Hastings Hill. Internally the spacious accommodation is accessed via an entrance porch that connects through to an attractive hall with cloakroom/wc and staircase to the first floor. There is a generous lounge/diner with double doors connecting through to a modern kitchen / diner. From the kitchen there is an access to a versatile room that would be ideal as a study or sun room that has a door leading out to the rear garden. To the first floor there are three well-proportioned bedrooms, all with fitted wardrobes and there is a family bathroom/wc. Externally there is a garden to the front with a driveway leading down the side of the property to a garage and to the rear there is a delightful garden with a lawn and patio area. The property is warmed by ducted air heating and has double glazing. This convenient area is well placed for local amenities as well as connections to Sunderland City Centre and major road links including the A19. With no upper chaining involved, we highly advise early viewing in order to fully appreciate the location and spacious accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed sliding door.

Entrance Porch

Inner door to hall.

Hallway



Staircase to first floor and built in cupboard.

Cloakroom/WC



Low level; WC and mini washbasin.

Lounge/Dining Room 16'1" x 10'4" plus 19'6" x 9'3"



This generously proportioned room has double glazed window to front and double glazed window to side, double doors leading through to kitchen.

Kitchen/Diner 12'5" x 7'4" plus 8'11" x 7'10"



Fitted with a range of modern wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include double electric oven, electric hob, microwave, slimline dishwasher, fridge and freezer. Space for washing machine. Wall mounted electric heater. Double glazed door to side and door to sun room.

Sun Room/Study 7'2" x 7'2"



Double glazed window to rear and double glazed door to garden.

First Floor Landing

Double glazed window to side and built in cupboard.

Bedroom 1 10'4" including robes x 10'6"



Double glazed window to front and fitted furniture including wardrobes, dressing table and drawer units.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'4" max including robes x 12'1"



Double glazed window to rear providing delightful open views, fitted furniture including wardrobes, dressing table and bedside cabinets.

Bedroom 3 8'6" x 7'9" max including fitted furniture



Double glazed window to front and fitted furniture including wardrobes and desk.

Bathroom



Low level WC with concealed cistern, washbasin set into vanity unit and corner spa bath with mains shower over, tiled walls, two double glazed windows and electric chrome heated towel rail.

Outside



Garden to the front with driveway providing off street parking and access to garage whilst to the rear there is an attractive garden with lawn and patio.

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:- 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. 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

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Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 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.

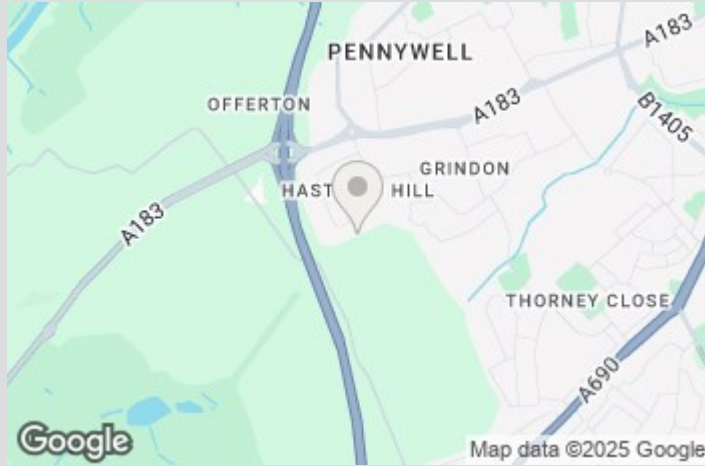
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
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Not environmentally friendly - higher CO ₂ emissions			
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MAIN ROOMS AND DIMENSIONS

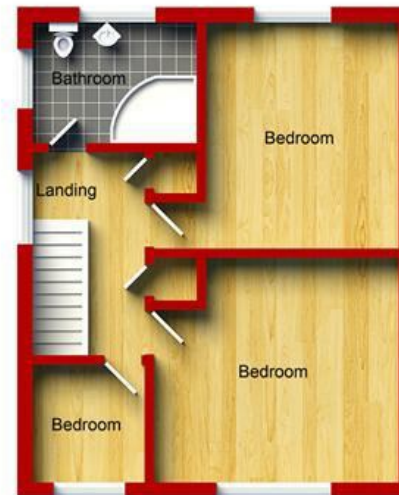


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Ground Floor
Approximate Floor Area
(69.00 sq.m)



First Floor
Approximate Floor Area
(44.40sq.m)

