













An attractive three storey, mid link town house, providing three spacious bedrooms, ideally located within the popular Alexandra Park development. The internal accommodation on the ground floor includes a hall with a staircase to the first floor, a cloakroom/wc, a breakfasting kitchen with patio doors to the rear garden and a reception room, providing a versatile space that could be ideal as a family room, dining room or study. To the first floor there is a lounge featuring French doors with a Juliet balcony and a double bedroom with en-suite shower room/wc whilst to the top floor there are two further well-proportioned bedrooms and a family bathroom/wc. Externally there is a parking space to the front and a lawned garden to the rear. Benefits of the house include gas central heating and double glazing.. This convenient location is close to local amenities and is within easy access of Sunderland City Centre as well as providing excellent links to major road connections. With immediate vacant possession and no upper chain involved, early viewing is essential.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

### Entrance Hall



Radiator, staircase to first floor and doors to cloakroom, kitchen/diner and reception room.

### Cloakroom/WC



Low level WC and mini washbasin.

### Kitchen/Diner 13'1" x 12'8" max



Fitted with a range of wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include an oven and hob, space for fridge freezer and washing machine, built in cupboard, double glazed window to rear, double glazed patio door to rear and radiator.

### Reception Room 9'10" x 8'11"



Double glazed window to front and radiator.

### First Floor Landing



Doors to lounge and bedroom 1 and staircase continues to top floor.

### Lounge 13'1" x 9'1"



Double glazed French door to front with Juliet balcony, double glazed window and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 10'4" x 9'4"



Double glazed French door to rear with Juliet balcony, double glazed window to rear and radiator. Door to en-suite.

## En-Suite



Low level WC, pedestal washbasin and step in shower cubicle with mains shower, radiator.

## Top Floor Landing

Doors to bedroom 2 and 3, and bathroom. Built in cupboard.

## Bedroom 2 13'1" x 6'9" extending to 9'7"



Two double glazed windows to rear and radiator.

## Bedroom 3 13'2" x 9'2"



Two double glazed windows to front and radiator.

## Bathroom



Low level WC, pedestal washbasin and panel bath with mains shower over, extractor fan, radiator, tiled walls around the bath.

## Outside



To the front of the property there is a parking space and to the rear a garden laid mainly to lawn with small patio area.

## Council Tax Band

The Council Tax Band is Band C.

# MAIN ROOMS AND DIMENSIONS

## 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 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.

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

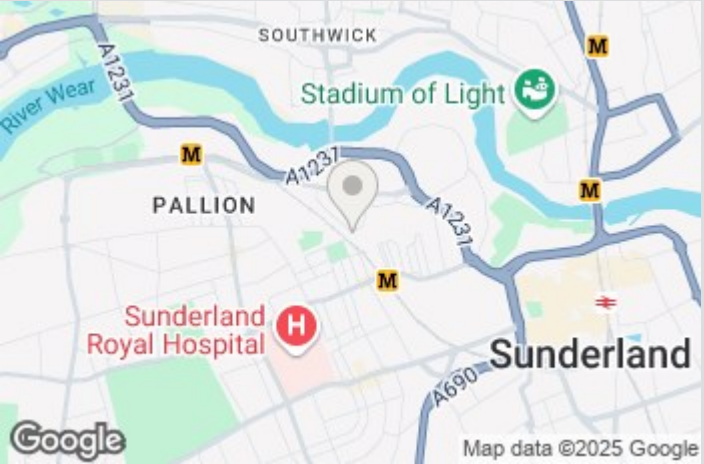
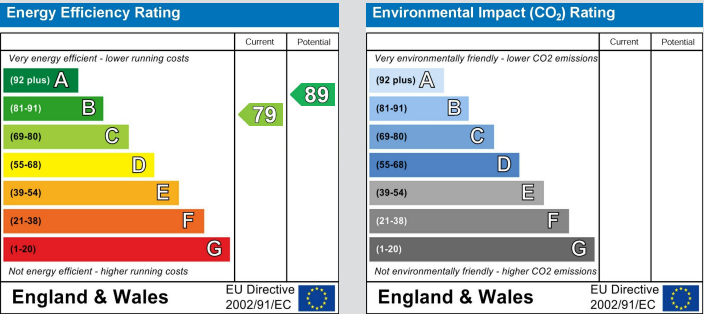
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

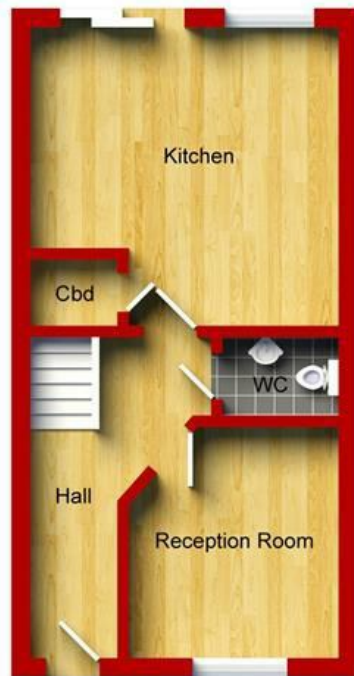
## Ombudsman

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

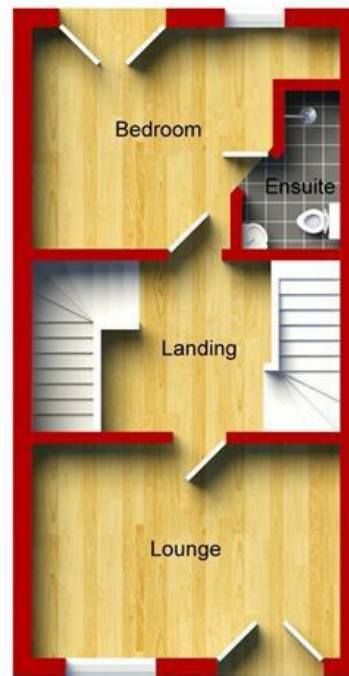


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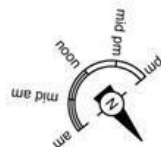
Ground Floor  
Approximate Floor Area  
(33.10 sq.m)



First Floor  
Approximate Floor Area  
(33.10 sq.m)



Second Floor  
Approximate Floor Area  
(33.10 sq.m)



91 Flint Road