

Occupying a well proportioned corner plot to the front side and rear, this popular style three bedroom semi detached home available with no upward chain, offers an exciting opportunity for those families who wish to live in this sought after residential locality. Internally the property features a reception hall, living room, dining kitchen, three bedrooms and a bathroom and benefits from gas central heating and UPVC double glazing. In addition to the gardens there is a drive to the side with scope to extend if required. Within easy walking distance of good schools, local amenities, the property is also perfectly placed for the A19, Sunderland City centre and wider North East conurbation.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

### Reception Hall



Stairs to first floor with storage under and radiator.

### Living Room 14'7" x 11'6"



Double glazed bay window to front, radiator and feature fireplace.

### Dining Kitchen 17'8" x 8'8"



Range of wall and base units with countertops over incorporating a 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and cooker hood. Space for washing machine and fridge freezer, double glazed window and door to rear. Double glazed window to front and double radiator .

### First Floor Landing



### Bedroom 1 12'11" x 10'7"



Double glazed window to side and radiator.

### Bedroom 2 10'8" x 10'7"



Double glazed window to side and radiator.

### Bedroom 3 9'11" x 7'0"



Double glazed window to front and radiator.

### Bathroom



Low level WC, washbasin and bath with shower, radiator and double glazed window.

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

## Outside



Generous corner plot with driveway providing off street parking and garden to the rear.

## Council Tax Band

The Council Tax Band is Band A.

## 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

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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.

## Sea Road Viewings

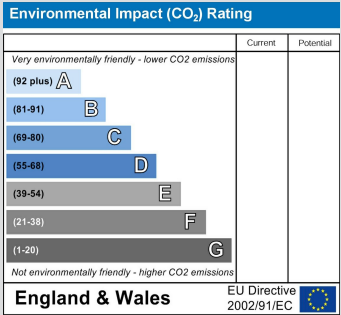
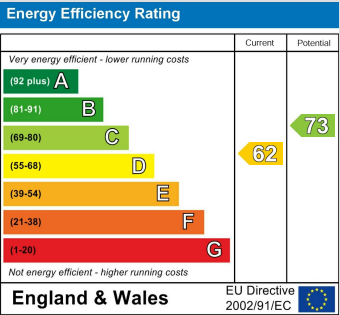
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

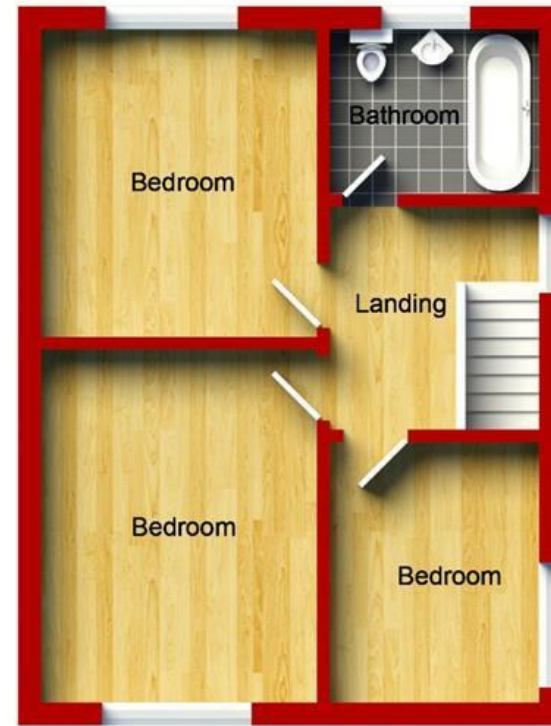
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



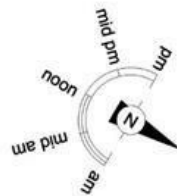
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Ground Floor  
Approximate Floor Area  
(39.50 sq.m)



First Floor  
Approximate Floor Area  
(39.50 sq.m)



95 Baxter Road