













This stunning, three bedroom semi-detached house has recently undergone a significant programme of upgrading and modernisation to provide beautifully appointed and ready to move into accommodation. Internally the stylish accommodation on the ground floor includes a hall with staircase to the first floor, superb lounge, a fabulous breakfasting kitchen, fitted with an excellent range of contemporary units and integrated appliances and there is downstairs/wc. On the first floor there are three well-proportioned bedrooms and an impressive family bathroom/wc. Benefits of the property include gas central heating to radiators, double glazed windows, driveway for off street parking and gardens to the front and rear. The property is ideally positioned for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. With immediate vacant possession and no upper chain involved, viewing is essential to appreciate the quality of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door to

### Entrance Hall



Double glazed window and staircase to first floor with understairs storage cupboard.

### Lounge 14'3" into alcove x 12'1"



Double glazed window to front and radiator.

### Breakfasting Kitchen 20'6" x 10'3"



This stunning contemporary kitchen is fitted with an excellent range of wall, base and drawer units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include an electric oven and hob with extractor chimney over, fridge and freezer. Space for washing machine. two double glazed windows to rear, double glazed door to garden, tall feature radiator.

### Ground Floor WC



Low level WC and mini washbasin, radiator and double glazed window.

### First Floor Landing

Double glazed window to side.

### Bedroom 1 14'11" x 7'11" extending to 11'2" into recess



Two double glazed windows to rear, radiator and built in cupboard.

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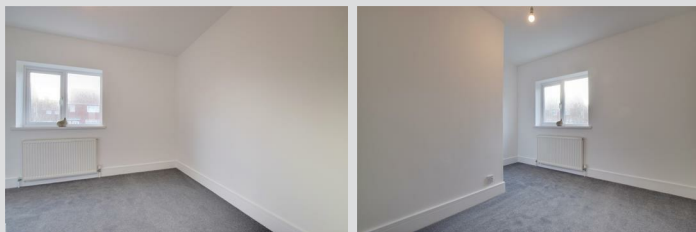
# MAIN ROOMS AND DIMENSIONS

**Bedroom 2 11'3" x 10'5" into alcove**



Double glazed window to front and radiator.

**Bedroom 3 7'0" extending to 10'5" into recess x 11'3"**



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

**Family Bathroom**



Contemporary suite comprising of a low level WC, pedestal washbasin and panel bath with mains shower over, ladder style radiator, part tiled walls and double glazed window.

**Outside**



Driveway to the front whilst to the rear there is a lawned garden.

## **Council Tax Band**

We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

## **Tenure Freehold**

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

## **Important Notice Part 1**

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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

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completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

### Important Notice Part 2

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.

### Fawcett Street Viewings

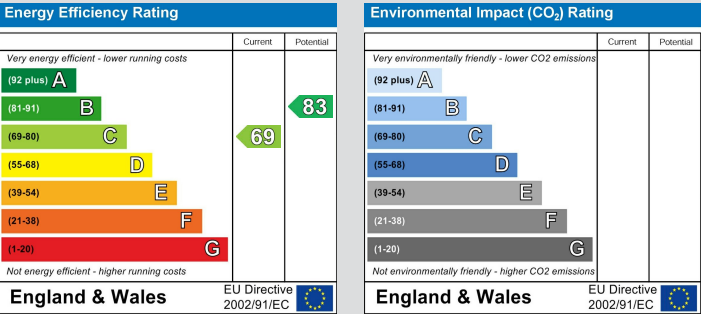
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

### 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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