









We are delighted to receive instruction to sell this conveniently and popularly situated three bedroom mid link property with FREEHOLD TITLE! The accommodation is arranged over two floors and comprises lounge, dining kitchen, three bedrooms, bathroom, a converted loft which lends itself to a number of uses all benefiting from UPVC double glazing and gas central heating. Externally there is a lovely garden to the front and enclosed yard to the rear with a converted garage. Situated overlooking a grassed area on the popular Fairlands Estate, the property is close to all local amenities, has excellent transport links to Sunderland city centre and local road network. Early viewing is recommended.

MAIN ROOMS AND DIMENSIONS

Tenure

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.

Ground Floor

With UPVC double glazed door leading to:

Lounge 15'11" x 14'5"



With living flame gas fire and feature fireplace surround, UPVC double glazed window to the front, radiator.

Inner Hall

With stairs to first floor, radiator.

Dining Kitchen 15'10" x 12'0"



Fitted with a range of wall and base units, worktops, inset sink, splash back tiling, extractor fan, radiator, UPVC double glazed window to the side, door leading to:

Rear Hall

The garage has been plot to create a rear hall and storage which can be accessed internally through the hall or externally through the garage door.

First Floor

Landing

With doors leading to the bedrooms and bathroom, access to the loft room via a drop down ladder.

Bedroom One 14'9" x 9'1"



With UPVC double glazed window to the front, radiator.

Bedroom Two 10'6" x 6'5"



With UPVC double glazed window to the front, radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom Three 9'6" x 7'10"

With UPVC double glazed window to the rear, radiator.

Bathroom 7'6" x 5'4"



Fitted with a suite comprising bath with shower over, w.c., wash hand basin, UPVC wall covering, UPVC ceiling covering, UPVC double glazed window to the rear, radiator.

Converted Loft 12'11" x 8'8" measured at 4'11" meters

The loft room lends itself to a number of uses. With Velux window, storage.

Outside

To the front of the property there is an enclosed garden with mature shrubbery and pathway leading to the front door. To the rear of the property there is an enclosed yard.

Opening Hours

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 1.00pm

Important Notice 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 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.

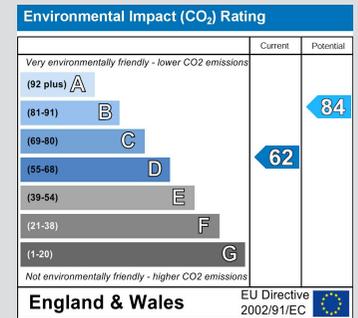
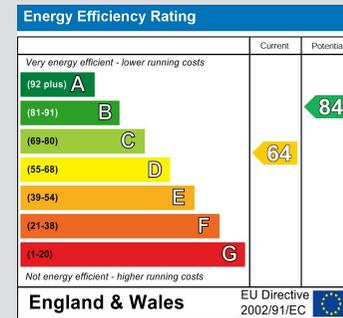
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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 2a

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.

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