









Rare opportunity! A well-maintained three bedroom semi-detached home with a generous rear garden, provides an excellent opportunity for a new owner to upgrade and modernise to their requirements within this sought-after residential area. Internally the accommodation includes an entrance porch, spacious hall, lounge and extended dining room, kitchen and a utility. On the first floor there are three bedrooms, bathroom and separate wc. Externally there is a garden to the front with a driveway, an attached garage with remote control roller shutter access door and a delightful mature garden to the rear, laid mainly to lawn with established borders. This ever popular and convenient location is ideal for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. Available with no upper chain involved, we advise early viewing, to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Porch

Double glazed windows and double glazed inner door to

Hallway



Radiator and staircase to first floor with understairs storage cupboard.

Lounge 14'0" into alcoves x 8'7"



Three double glazed windows to front and radiator.

Dining Room 16'4" x 9'10"



Patio doors to rear garden, double glazed window and radiator.

Kitchen 10'10" x 8'1"



Fitted wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space for cooker and fridge, floor standing boiler, double glazed window to rear.

Utility 8'8" x 6'9"



Space for washing machine, two built in cupboards, double glazed door to both the front and rear and door to garage.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing



Double glazed window to side.

Bedroom 1 7'3" not including fitted robes x 11'11"



Three double glazed windows to front, radiator, fitted wardrobes and drawer units.

Bedroom 2 11'8" x 9'5" not including fitted robes



Double glazed window to rear, radiator and fitted wardrobes.

Bedroom 3 6'10" x 7'0" measurements not inc recess area



Double glazed window to front and radiator.

Bathroom



Pedestal washbasin and panel bath, chrome ladder style central heating radiator, airing cupboard, tiled walls and double glazed window.

Separate WC

WC, tiled walls and double glazed window.

Outside



Lawned garden to the front with a driveway whilst to the rear there is a generous garden laid mainly to lawn with established borders.

Garage 14'9" x 8'11"

Attached garage with remote control roller shutter access door and an internal door into the utility.

MAIN ROOMS AND DIMENSIONS

Council Tax Band

We have been advised by our Clients this property is Council Tax Band C 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 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

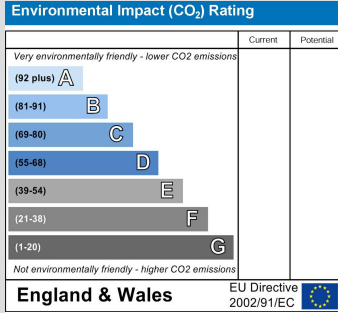
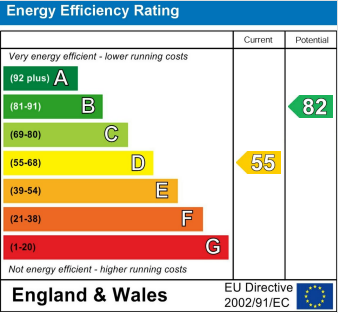
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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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