

Rare opportunity! Occupying a generous plot, this four bedroom semi-detached house offers excellent scope for further expansion (subject to all necessary and usual permissions and consents) at the head of the cul-de-sac within this sought-after residential area. The property requires general updating and modernisation, providing great potential for a new owner to create a home to their requirements. Internally the accommodation includes an entrance porch, hall, lounge, dining room, sun room, kitchen and a utility. On the first floor there is a family bathroom/wc and four bedrooms, one split in to two rooms, providing an ideal study space or dressing area. Externally there is a driveway to the front, leading down to the side of the house, a garage and a wonderful, mature garden to the side and rear with a lawned area, established borders and vegetable patch. This 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 single glazed door to

Entrance Porch

Double glazed inner door leading through to

Hallway

Staircase to first floor and radiator.

Lounge 14'0" into bay x 11'5" into alcove



Double glazed bay window to front, radiator and sliding door leading through to

Dining Room 10'8" x 8'8"



This room provides space for a dining table and chairs, there is a radiator and window looking into sun room.

Sun Room 10'3" x 10'0"



Door to garden and single glazed windows overlooking the garden.

Kitchen 8'11" x 10'7"



Fitted wall and base units with work surfaces over

incorporating a breakfast bar and sink and drainer unit, space for fridge and cooker, double glazed window to rear and radiator.

Utility 8'1" including built in cupboards x 5'1"

Double glazed window to rear, door to rear garden and built in cupboards.

First Floor Landing

Airing cupboard.

Bedroom 1 11'10" x 10'0" max including fitted robes



Double glazed window to front, radiator and fitted wardrobes.

Visit 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

Bedroom 2 10'6" x 8'11"



Double glazed window to rear and radiator.

Bedroom 3 7'8" x 8'8" max into recess



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

Bedroom 4 11'5" x 7'6"



Double glazed windows to side and rear and door connecting through to

Study 11'1" x 7'6"



Double glazed window to front and radiator.

Bathroom



Low level WC, pedestal washbasin and bath with electric shower over, tiled walls, radiator and three double glazed windows.

Outside



Driveway to the front leading down to the side of the property where at the rear there is a generous mature garden with lawned area and established planted borders.

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.

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 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

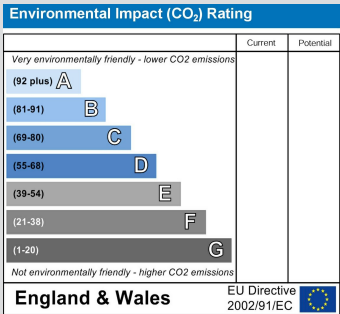
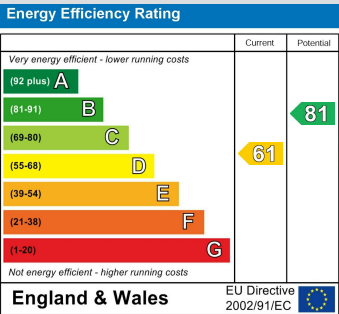
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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.

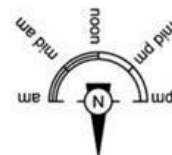


Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor
Approximate Floor Area
(56.96 sq.m)



First Floor
Approximate Floor Area
(55.37 sq.m)