









Situated on St. Christopher's Road within this highly regarded residential area, is this well-maintained three bedroom semi-detached home with an extended breakfasting kitchen. To the ground floor there is an entrance porch, hall, two reception rooms and an 18ft breakfasting kitchen whilst to the first floor there are three well-proportioned bedrooms, a bathroom and separate WC. Externally there is a driveway providing off street parking and access to an attached garage and there are low maintenance gardens to the front and rear. This popular and convenient location is ideally placed for local amenities, shopping facilities and schools as well as offering excellent transport links to surrounding areas. Early viewing is highly recommended to avoid disappointment.

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.

Ground Floor

Access via double glazed entrance door to

Entrance Lobby

Inner door leading through to

Hallway



Staircase to first floor and radiator.

Lounge 12'11" into bay x 11'9" into alcove



Double glazed bay window to front and radiator.

Dining Room 12'1" x 12'0" into alcove



Double glazed window to rear and radiator.

Breakfasting Kitchen 18'2" x 7'8"



Wall and base units with work surfaces over incorporating sink and drainer unit, space for cooker, washing machine and fridge freezer. Radiator, two double glazed windows to rear and double glazed door to rear garden.

First Floor Landing

Double glazed window.

Bedroom 1 15'1" into bay x 9'2" not including fitted robes



Double glazed bay window to front, radiator and fitted wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 7'6" x 9'6" not including fitted robes



Double glazed window to rear, radiator and fitted wardrobes.

Bedroom 3 9'6" maximum x 7'1"



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

Bathroom



Pedestal washbasin and panel bath with electric shower over, radiator, double glazed window, tiled walls and floor.

Separate WC

WC, tiled walls and floor, double glazed window.

Outside



Driveway to the front providing off street parking with access to single GARAGE and there are low maintenance gardens to both the front and rear.

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.

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.

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MAIN ROOMS AND DIMENSIONS

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

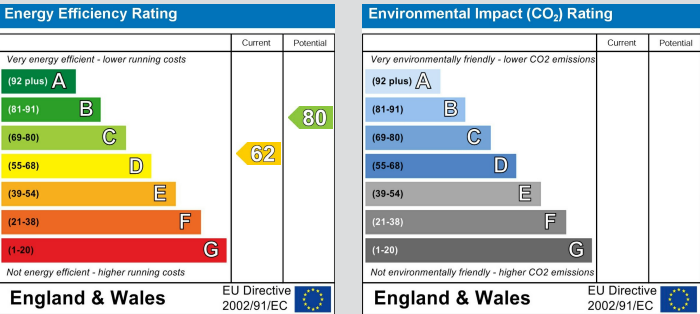
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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.

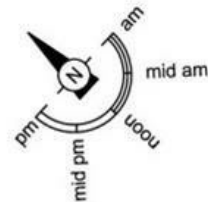


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Ground Floor
Approximate Floor Area
(51.72 sq.m)



First Floor
Approximate Floor Area
(43.90 sq.m)

29 St Christophers Road