









Set in a popular tree lined private road, within walking distance to Chester Road shopping area, Sunderland Royal Hospital, The University and Sunderland City Centre. This well presented, and spacious three bedroomed, two reception room property provides a wonderful living space and is available with no upward chain. Internally the property comprises:- entrance hall with original cornices. 16ft lounge with bay window, separate dining room/second reception and a fitted kitchen. To the first floor there are three bedrooms and a spacious family bathroom. Externally there is a town garden to the front of the property and an enclosed courtyard with a garage door providing off street parking and brick storage. Carrying a sensible asking price and benefiting from UPVC glazing (where stated) and gas central heating. Immediate internal inspection is highly recommended.

MAIN ROOMS AND DIMENSIONS

Entrance
UPVC door into vestibule .inner glazed door into hallway.

Hallway
Feature covered radiator, under stair storage cupboard, Stairs to first floor landing.



Lounge 16'0" X 15'6" (4.88m X 4.72m)
UPVC bay window to front, feature fireplace, double radiator, alcoves.



Dining Room/Second Reception Room 13'3" X 12'7" (4.04m X 3.84m)
UPVC window to rear, single radiator.



Kitchen 11'4" X 8'7" (3.45m X 2.62m)

Fitted kitchen floor and wall units with co-ordinating worktops, stainless steel sink unit/mixer tap, plumbing for automatic washing machine. Pantry.



Stairs To First Floor Landing

Half landing, UPVC window to side.



Bathroom 13'0" X 8'7" (3.96m X 2.62m)

Low level WC, corner bath, double radiator, vanity basin with under cupboard storage, UPVC window to rear, shower cubicle.



Main Landing

Built-in linen cupboards.



Bedroom 1 16'0" (into bay) X 13'0" (4.88m (into bay) X 3.96m)

UPVC bay window to front, single radiator, alcoves.



Bedroom 2 13'3" X 11'8" (4.04m X 3.56m)

UPVC window to rear, built-in storage cupboard, double radiator.



Bedroom 3 9'5" X 6'5" (2.87m X 1.96m)

UPVC window to front, double radiator.



Externally

A town garden to the front, and a rear courtyard to the rear with a garage door providing off street parking and brick storage.



Important Notice

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. 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.

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.

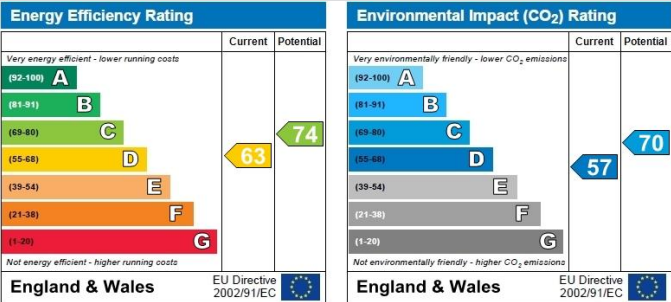
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Tenure
We are unable to advise on the Tenure.

Viewing
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323, Option1.

Opening Hours
Monday to Friday 9.00am - 6.00pm Saturday 9.00am - 1.00pm

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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