









This three bedroom semi detached house is offered for sale with no upward chain and boasts additional living space to the ground floor. The accommodation comprises entrance porch, dining kitchen, lounge, living space, three bedrooms, bathroom and separate w.c. all benefiting from UPVC double glazing and gas central heating. Externally there are low maintenance enclosed gardens to the front and rear. The property is situated in the popular residential area of Witherwack and is ideally located for all amenities, close to schools and boasts good transport links to Sunderland city centre and wider road networks.

# MAIN ROOMS AND DIMENSIONS

## Entrance Porch

UPVC double glazed entrance door, timber glazed door leading to the kitchen/dining room.

## Kitchen/Dining Room 17'5" X 10'1" (5.31m X 3.07m)

Fitted with wall and base units, worktops, inset sink, splashback tiling, UPVC double glazed window to the front and rear, radiator and laminate flooring.



## Lounge 13'11" X 12'0" (4.24m X 3.66m)

UPVC double glazed bow window to the front, radiator and laminate flooring.



## Living Space 11'9" X 7'6" (3.58m X 2.29m)

UPVC double glazed window to the side and radiator.

## Rear Hall

UPVC double glazed door leading to outside, laminate flooring, stairs to first floor and radiator.

## First Floor

### Landing

UPVC double glazed window to the rear and doors leading to the bedrooms and bathroom and built in storage cupboard with wall mounted gas central heating boiler.

### Bedroom 1 11'1" X 10'8" (3.38m X 3.25m)

UPVC Double glazed window to front, radiator and laminate flooring.



### Bedroom 2 10'8" X 6'5" (3.25m X 1.96m)

UPVC double glazed window to the front, radiator and laminate flooring.



### Bedroom 3 10'8" X 5'9" (3.25m X 1.75m)

UPVC double glazed window to the front, radiator and laminate flooring.



### Bathroom 6'0" X 5'1" (1.83m X 1.55m)

Bath with shower over, wash hand basin, part wall tiling, UPVC double glazed window to the rear, radiator and tiled floor.

### Separate WC

WC, wall tiling. Floor tiling, UPVC double glazed window to the rear.

### Externally

There are enclosed low maintenance gardens to front and rear.

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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:-  
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**Tenure**

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**Viewing**

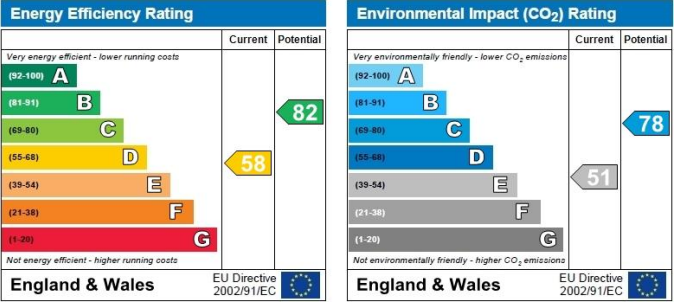
To arrange an appointment to view this property contact our Sea Road branch on 0191 5103323.

**Opening Hours**

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

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