





@ 12 Abercorn

HOME SWEET HOME





Early viewing is a must of this beautifully presented extended three bedroom semi detached home. The well proportioned accommodation is arranged over two floors and comprises entrance hall, play room, lounge, dining kitchen, utility room, three bedrooms, master with en-suite and family bathroom all benefiting from UPVC double glazing and gas central heating. Externally there are low maintenance gardens along with a garage. The property is tucked away over looking a council maintained green area in the popular residential area of Farringdon and is ideally located for all amenities, close to schools and boasts excellent transport links to Sunderland city centre and wider road networks. Internal inspection is a must to appreciate the amount of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Entrance Hall

With UPVC double glazed entrance door, tiled floor, stairs to first floor and radiator.

Playroom/Study 11'1 x 9'2



UPVC double glazed window to the front, radiator, UPVC double glazed french doors leading to outside and laminate flooring.

Lounge 17'3 x 13'5



UPVC double glazed bay window to the front, inset living flame gas fire and feature fire, radiator and laminate flooring.

Dining Kitchen 16'5 x 12'9



Fitted with a range of wall and base units, worktops, Island

unit, ceramic hob, electric double oven, extractor fan, Two UPVC double glazed windows to the rear, UPVC double glazed door leading to outside.

Utility Room 7'1 x 6'6

Worktops, inset sink, space and plumbing for automatic washing machine, UPVC double glazed window to the rear and UPVC double glazed door leading to outside.

First Floor

Landing

With loft access and doors leading to the bedrooms and bathroom.

Bedroom 1 13'8 x 11'1



UPVC double glazed window to the front and rear and radiator

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

En-Suite Shower Room 6'7 x 3'11



Bedroom 2 13'7 x 10'0



UPVC double glazed window to the front, radiator, built in storage cupboard.

Bedroom 3 9'7 x 9'9



UPVC double glazed window to the rear and radiator.

Family Bathroom 7'2 x 5'7



Free standing bath, WC, wash hand basin, UPVC double glazed window to the rear and ladder radiator.

Externally

There are enclosed low maintenance gardens to the front and rear, along with a garage.

Garage 16'6 x 8'4

Electric roller shutter door, power and lighting.

Important Notice Fst

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 Notice2 Fst

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

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

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

Tenure Freehold

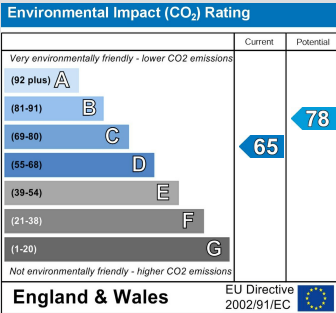
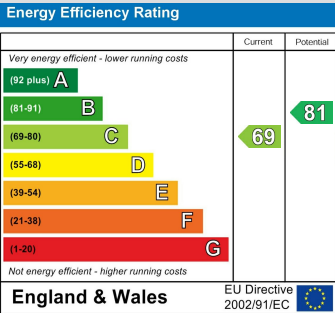
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman Fst

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