









VIRTUAL VIEWING AVAILABLE - BOOK YOURS NOW! Occupying a highly sought after position on this ever popular Roker Park estate, this larger style three bed end link with south facing gardens to the rear offers an excellent opportunity to both families and first time buyers, The property is tastefully appointed throughout and features a reception hall, lounge, dining room, conservatory and kitchen, whilst at first floor level there are three bedrooms and a bathroom. Tucked away in a very quiet cul-de-sac position the property has a double width drive to the front with two additional on street parking spaces directly behind. Gardens are located to the rear and side and enjoy a south westerly aspect. Benefiting from gas central heating, UPVC double glazing and a partially floored loft, this fine home is walking distance from the Sea Front, Roker Park and Stadium of Light Metro station and is well placed for excellent schools, Sunderland City Centre and Sea Road shopping centre. Guaranteed to impress all who view; immediate internal inspection is highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double glazed door to

Reception Hall

Single radiator and wood effect laminate flooring.

Living Room 12'7" x 13'2"



UPVC double glazed windows to front, two single radiators, electric fire with attractive feature surround, insert and hearth, coved cornicing to ceiling, double French doors to

Dining Room 8'1" x 9'1"



Wood effect laminate flooring, double radiator, large understairs storage cupboard, UPVC double glazed French doors into conservatory. Arch through to

Kitchen 7'4" x 9'0"



Base and eye level units with stone coloured working surfaces incorporating a single drainer stainless steel sink unit plus pedestal mixer tap, gas hob with built under electric oven, overhead extractor hood, space and plumbing for automatic washing machine, space and plumbing for slimline dishwasher, space for fridge freezer, tiled splashbacks, fitted shelving, UPVC double glazed window to rear, wood effect laminate flooring, cupboard discreetly concealing wall mounted gas boiler serving hot water and radiators.

Conservatory 9'0" x 14'3"



Double convector radiator, wood effect laminate flooring,

ceiling light and fan, UPVC double glazed French doors leading out into rear west and south facing gardens.

First Floor Landing



UPVC double glazed window to side, access point to floored loft via slingsby style aluminium ladder, built in cupboard with fitted shelving.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 (rear) 9'1" x 12'4"



UPVC double glazed windows to rear, single radiator.

Bedroom 2 6'10" x 10'0"



UPVC double glazed window to front, single radiator.

Bedroom 3 6'10" x 8'8"



UPVC double glazed window to front, single radiator, wood effect laminate flooring, bulk head cupboard.

Bathroom



Low level WC with concealed cistern, washbasin vanity unit

with cupboards under, large walk in shower enclosure with Rainforest shower head and handheld rise - attractive white suite with tiled walls, UPVC lined ceiling with LED downlights and fan, wood effect tiled floor, UPVC double glazed window, ladder design chrome heated towel rail.

Outside



Double width drive to front with electric charge point, single gate to side with access through to block paved patio gardens to the rear which enjoy a south and westerly aspect. Storage shed.

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.

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

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

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MAIN ROOMS AND DIMENSIONS

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

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.

Sea Road Viewings

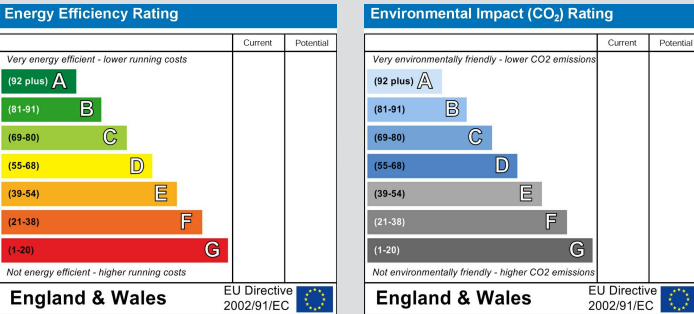
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.

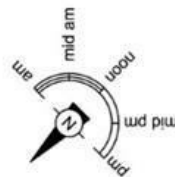


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Ground Floor
Approximate Floor Area
(46.69 sq.m)



First Floor
Approximate Floor Area
(32.83 sq.m)

17 Roker Park Close