









Occupying a superb corner is this well-presented three bedroom semi-detached home with gardens to the front, side and rear. Internally the accommodation on the ground floor includes an entrance porch, lobby, attractive lounge, breakfasting kitchen and downstairs wc. On the first floor there are three generous bedrooms and a family bathroom/wc. This location is ideal for access to local amenities, shops and schools as well as offering excellent connections to Sunderland City Centre and major road links. Early viewing essential.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

## Entrance Porch

Double glazed windows and inner door leading through into

## Lobby

Staircase to first floor.

## Lounge 13'8" x 17'7" into bay



Double glazed square style bay window to front, radiator and fireplace with living flame effect gas fire, walk in built in cupboard with double glazed window and houses the central heating boiler.

## Breakfasting Kitchen 15'4" x 9'0"



Fitted with wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include an electric oven and hob with extractor over, space for fridge freezer and washing machine, French door to rear, tiled floor and radiator.

## Lobby

Double glazed window, space for tumble dryer, access to

## Washroom

WC and mini washbasin with radiator.

## First Floor Landing

Double glazed window to side and loft access hatch.

## Bedroom 1 10'9" x 12'4" max into recess



Double glazed window to front and radiator.

## Bedroom 2 12'6" x 9'0"



Double glazed window to rear, radiator and built in cupboard.

## Bedroom 3 9'8" x 9'1"



Double glazed window to rear and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, pedestal washbasin and panel bath with electric shower over, radiator and double glazed windows.

## Outside



Gardens to the front, side and rear, the rear benefits from double timber access gates.

## Council Tax Band

We have been advised by our Clients this property is Council Tax Band B and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

## 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.

## 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.

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

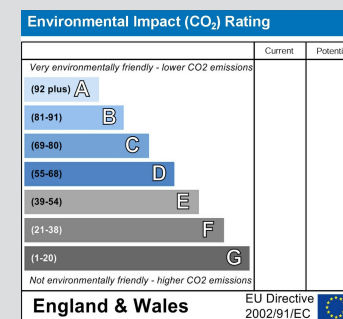
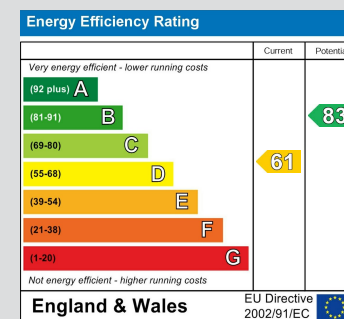
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

## 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.



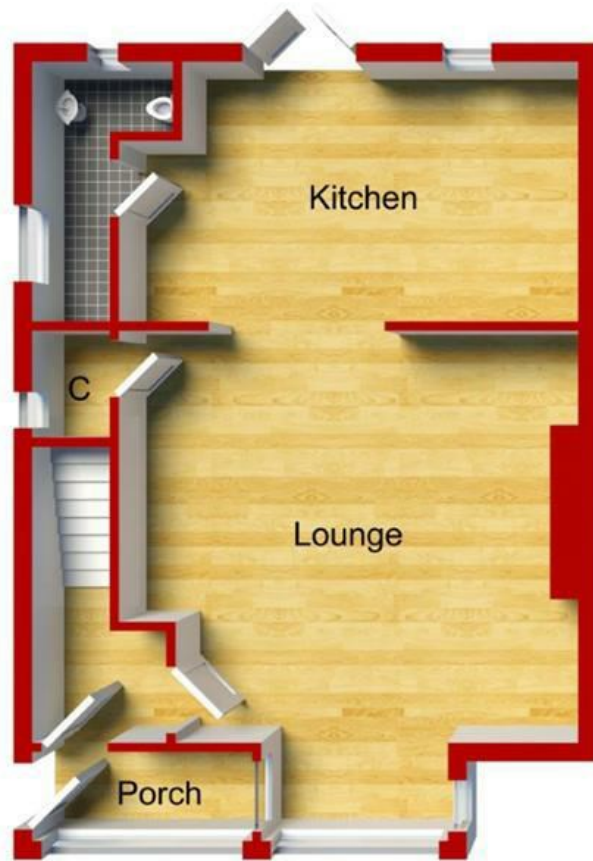
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## MAIN ROOMS AND DIMENSIONS



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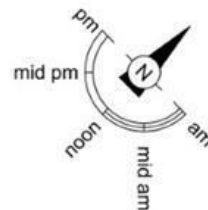
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Ground Floor  
Approximate Floor Area  
(43.87 sq.m)



First Floor  
Approximate Floor Area  
(41.74 sq.m)



186 Durham Road