









Located on the periphery of this popular and well established residential estate, this attractive three bedroom semi detached home offering spacious living space. The internal accommodation comprises entrance hall, lounge, dining room, kitchen, three first floor bedrooms and a bathroom. Externally to the front there is a driveway providing off street parking and a delightful garden to the rear. Ideally located in a convenient position for local shops, schools, and with easy commuting to the A19, A690, and A1M, Doxford International Business Park, Amazon and Nissan and with excellent transport links to the City Centre. Available with no upward chain, early viewing highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Reception Hall



Double radiator and stairs to first floor with storage under.

Lounge 15'4" x 11'3"



Double glazed bay window to front, double radiator and feature fireplace. Open plan into dining room.

Dining Room 9'1" x 8'3"



UPVC double glazed sliding doors to rear and double radiator. Door to kitchen.

Kitchen 13'3" x 10'1"



Range of wall and base units with work surfaces over incorporating single bowl stainless steel sink and drainer with mixer tap. Space for oven, low level fridge and freezer and washing machine. Double glazed window to rear, pantry cupboard and double radiator. Door to outhouse.

Outhouse

UPVC windows to front and rear. Door to wash house and WC.

Wash House 8'3" x 6'0"

Double glazed window to front.

Separate WC

Low level WC, double glazed window to rear.

First Floor Landing

Double glazed window to side and access hatch to loft.

Bedroom 1 13'9" x 9'5"



Double glazed window to rear, radiator and storage cupboard.

Bedroom 2 10'11" x 9'1"



Double glazed window to front, radiator and storage cupboard.

Bedroom 3 9'4" x 8'11"



Double glazed window to front, radiator and 2x storage cupboards.

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

Bathroom



Low level WC, washbasin and bath, radiator and 2x double glazed windows.

Outside



Block paved driveway to the front providing off street parking via wrought iron gates. To the rear there is an attractive garden mainly laid to lawn.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

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

Important Notice - Particulars

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.

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.

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 £300.00 by Movewithus Ltd.

Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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

