









A beautiful, extended three bedroom semi-detached, occupying a pleasant position within this popular and sought after area. Internally the ground floor property comprises of an entrance porch, hallway, a spacious lounge/dining room, conservatory overlooking the garden and kitchen whilst to the first floor there are three double bedrooms, the master boasting a superb en-suite bathroom and there is a sperate family bathroom/wc. Externally to the front of the property there is a garden with a driveway leading to a single integral garage whilst to the rear there is a delightful lawned garden backing onto Tunstall Hills. This convenient location is close to local amenities, shops and schools as well as providing access to excellent transport connections. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Porch

Tiled floor and UPVC double glazed windows.

Hallway

Staircase to first floor and double radiator.

Lounge/Dining Room 22'9" x 10'9" plus 14'0" x 11'0"



Double glazed window to front, double radiator, wood effect laminate flooring, understairs storage cupboard, second double radiator, double doors leading through into conservatory. Access to kitchen.

Kitchen 14'5" x 9'10"



Base and eye level units with work surfaces over incorporating sink and drainer unit, tiled splashbacks, integrated oven and hob with extractor over, double radiator, UPVC double glazed window to rear.

Conservatory 12'4" x 9'5"



Wood effect laminate flooring, French doors to rear garden and UPVC double glazed windows.

First Floor Landing

Access to loft via pull down ladders.

Bedroom 1 15'3" x 9'11"



Double glazed window, single radiator and fitted wardrobes.

En-Suite Bathroom 13'1" x 9'11"



Low level WC, Jacuzzi style bath and walk in shower cubicle, tiled walls and floor, double glazed window.

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

Bedroom 2 9'10" x 14'1" into recess



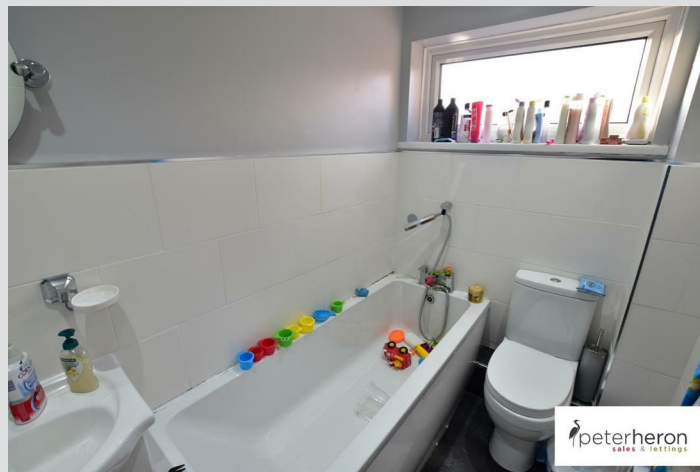
Double glazed window and single radiator.

Bedroom 3 10'4" x 8'9"



Double glazed window to the rear with views of Tunstall Hills, storage cupboard and single radiator.

Family Bathroom



Low level WC, washbasin vanity unit and bath with shower attachment, heated towel rail, double glazed window.

Outside



Garden to the front with driveway leading to GARAGE whilst to the rear spacious rear gardens with patio seating area.

Garage

The garage houses Worcester combi boiler.

Council Tax Band

The Council Tax Band is Band C.

Tenure Freehold

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

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

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

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 510 3323 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

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

