









A popular style three bedroom semi-detached house, occupying a delightful position within this ever popular area of East Herrington. In need of updating and modernisation, the property internally comprises, entrance lobby, lounge, kitchen, bathroom and to the first floor three bedrooms. Externally there are to the front and rear along with a driveway providing off street parking. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. With no upper chain involved, we highly advise early viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Lobby

Stairs to the first floor and radiator. Door to lounge.

Lounge 14'11" x 10'8"



Double glazed window to front, double radiator, storage cupboard. Door to kitchen.

Kitchen 8'6" x 10'7"



Wall and base units with work surface over incorporating stainless steel sink and drainer unit, space provided for the inclusion of a fridge freezer, washing machine, oven and hob. Radiator, double glazed windows to the side and rear. Door to rear garden. Door to bathroom.

Bathroom

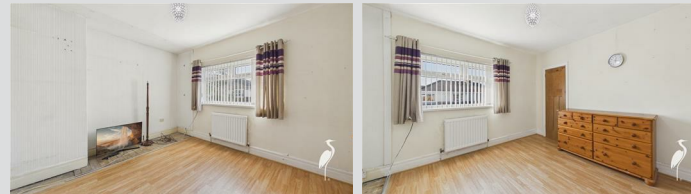


Low level WC, pedestal wash hand basin with mixer tap and bath with wall mounted electric shower, radiator, tiled walls and double glazed window.

First Floor Landing

Access point to loft.

Bedroom 1 10'11" x 12'4"



Double glazed window to front, radiator and storage cupboard housing wall mounted boiler.

Bedroom 2 12'6" x 7'11"



Double glazed window to rear and radiator.

Bedroom 3 9'2" x 7'5"



Double glazed window to rear and radiator.

Outside



Garden to the front with driveway providing generous off street parking, whilst to the rear there is a generous garden with block paved seating area.

Council Tax Band

The Council Tax Band is Band B.

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

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

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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

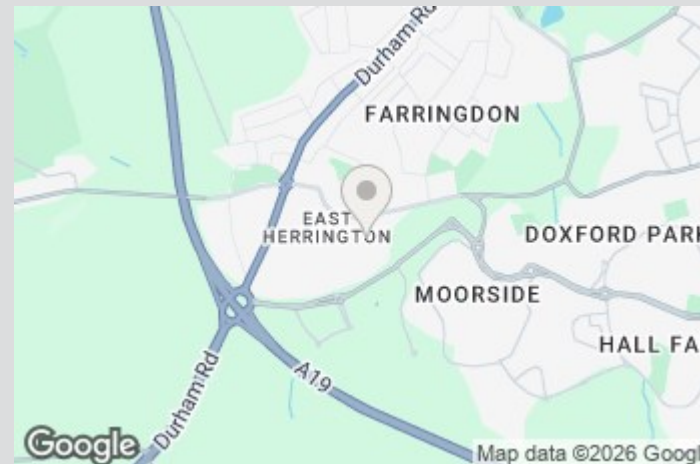
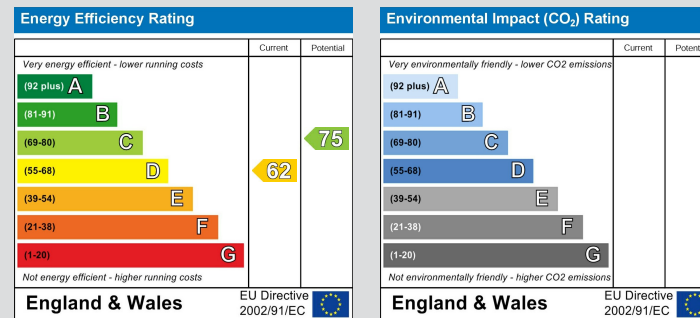
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 0191 510 3323



Ground Floor



First Floor



Approximate total area⁽¹⁾

62.7 m²

675 ft²

Reduced headroom

0.1 m²

0 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.