









This impressive three bedroom mid terrace house, has been upgraded and modernised to provide immaculate and spacious accommodation within this highly sought after area of Ashbrooke. The accommodation on the ground floor includes a reception hall with staircase to the first floor, two generous reception rooms, a contemporary kitchen and a modern bathroom. On the first floor there are three bedrooms. Externally there is a town garden to the front and a generous courtyard to the rear. This popular location is close to local amenities as well as being within easy reach of Sunderland City Centre and transport connections. Available with no upward chain, this wonderful home should be viewed as a matter of urgency to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

### Reception Hall



Radiator and stairs to first floor with storage under.

### Lounge 17'3" x 13'11"



Double glazed bay window to front, feature fireplace and double radiator.

### Dining Room 14'6" x 11'11"



Double glazed window to rear, feature fireplace and radiator. Door to kitchen.

### Kitchen 14'9" x 8'11"



Range of modern wall and base units with wood effect work surfaces over incorporating a single bowl sink and drainer with mixer tap. Integrated oven, electric hob and cooker hood. Space provided for fridge freezer, washing machine and tumble dryer. Double glazed window, UPVC door to rear and double radiator. Door to bathroom.

### Bathroom



Low level WC, washbasin and bath with shower over, radiator and double glazed window to rear.

### Half Landing

Double glazed window to rear.

## First Floor Landing



Built in storage.

### Bedroom 1 14'10" x 10'11"



Double glazed window to rear, radiator and two storage cupboards.

### Bedroom 2 14'10" x 9'11"



Double glazed window to front, radiator and built in wardrobes.

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## Bedroom 3 11'1" x 7'1"



Double glazed window to front and radiator.

## Outside



Town garden to the front. Low maintenance courtyard to the rear with shutter door providing off street parking.

## 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.

## Auction Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56

days (the `Reservation Period`).

Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £ 349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £ 6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price.

This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £ 450.00. These services are optional.

## 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](http://peterheron.co.uk)

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

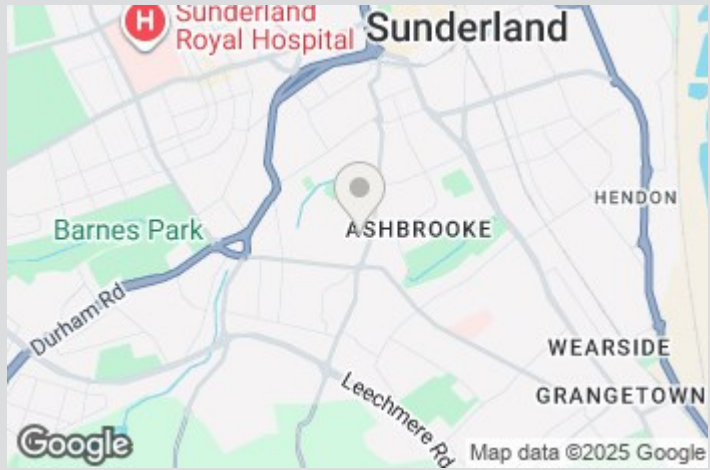
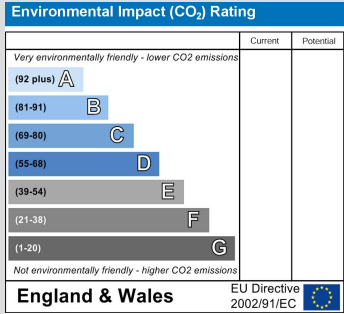
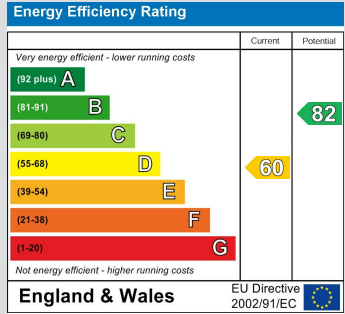
## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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