









This attractive three bedroom, two reception room end terrace home, provides spacious accommodation and enjoys a most convenient location. Internally there is a reception hall, lounge, sitting room and kitchen whilst to the first floor there are three bedrooms, shower room and separate WC. Externally there are beautiful mature gardens to the rear with patio seating area. The property is ideally placed for local amenities as well as providing easy access into Sunderland City Centre and to Sunderland Royal Hospital and offering excellent transport links. Available with immediate vacant possession and no upward chain, early viewing is highly recommended to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Reception Hall



Radiator and Stairs to first floor with storage under.

### Lounge 14'7" x 11'9"



Double glazed bay window to front, radiator and feature fireplace with gas fire.

### Sitting Room 12'11" x 11'6"



Double glazed window to rear, 2x radiators and feature fireplace with electric fire.

### Kitchen 8'10" x 5'8"



Wall and base units countertops over incorporating a single bowl stainless steel sink and drainer. Space for fridge freezer, washing machine and oven. Double glazed windows and UPVC door to rear.

### First Floor Landing



Radiator and access point to loft.

### Bedroom 1 12'2" x 11'5"



Double glazed window to front, radiator and storage cupboard.

### Bedroom 2 13'0" x 8'8"



Double glazed window to rear, double radiator and built in wardrobes.

### Bedroom 3 8'11" x 6'1"



Double glazed window to front and radiator.

Visit [www.peterheron.co.uk](http://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

## Shower Room



Washbasin and walk in shower, chrome Heated towel rail and double glazed window.

## Separate WC



Low level WC, double glazed window.

## Outside



Town garden to the front, whilst to the rear an attractive lawned and block paved garden.

## Council Tax Band

The Council Tax Band is Band B.

## 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 0191 510 3323 or book viewing online at peterheron.co.uk

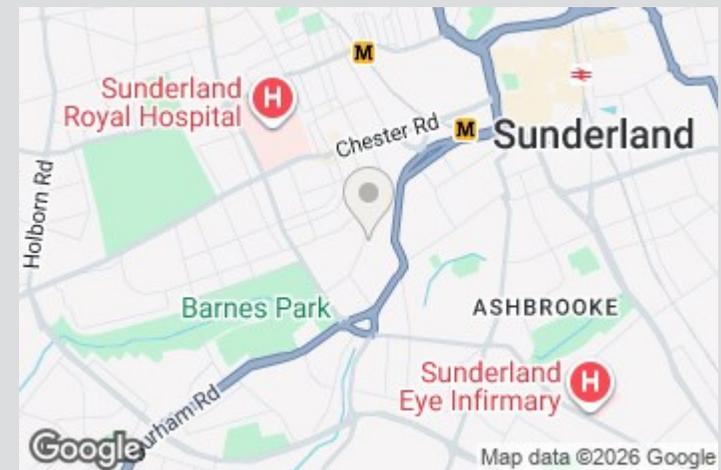
## Opening Times

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

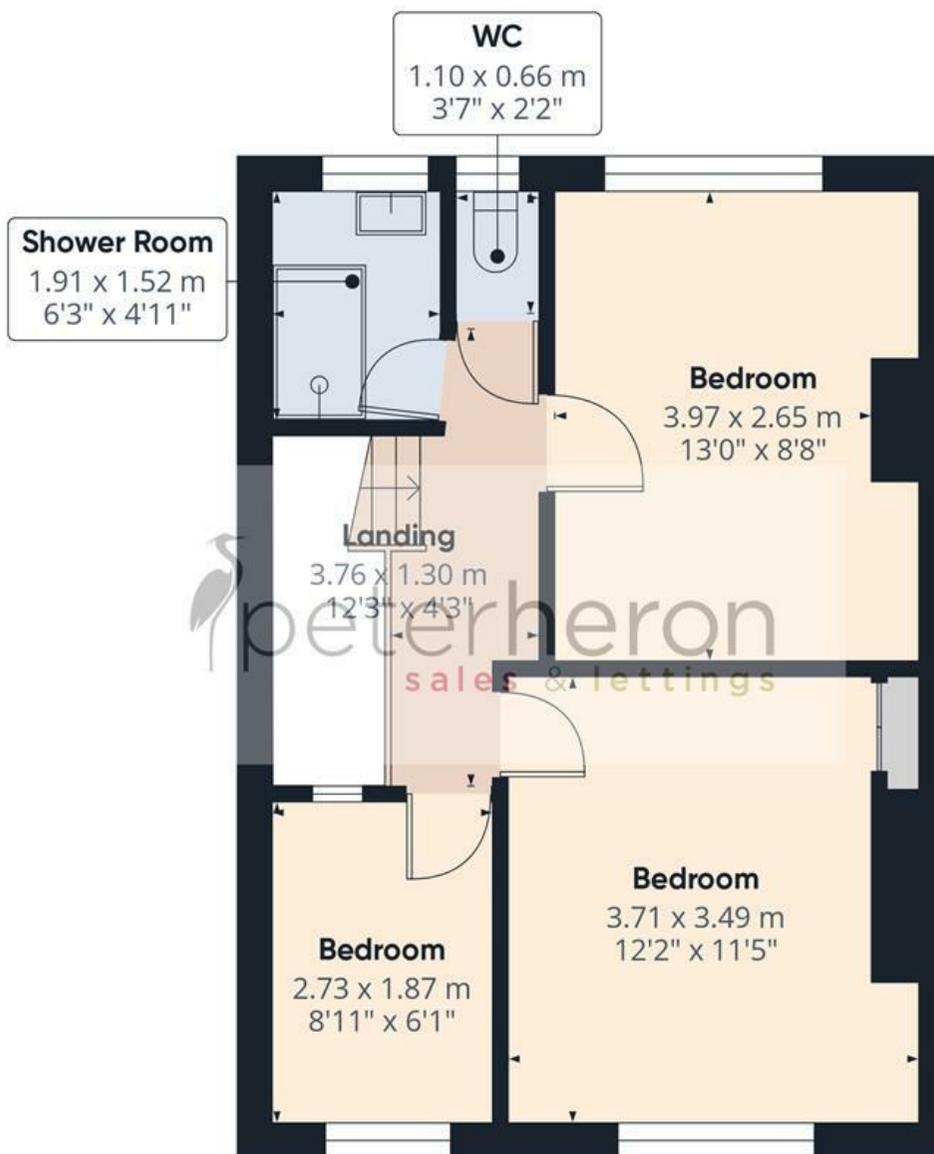


Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

**Tried. Trusted. Recommended.** City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor



First Floor

Approximate total area<sup>(1)</sup>

78 m<sup>2</sup>  
840 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

