









This attractive three bedroom semi-detached home occupies a superb corner plot within this highly regarded area. Internally the accommodation includes a hall with staircase to the first floor, a lounge, dining room and a kitchen whilst to the first floor there are three bedrooms, bathroom and a separate wc. Externally there is a driveway, an attached garage and there are delightful gardens to the front, side and rear. This sought after location is ideally placed for local amenities, very well regarded schools, shops and excellent transport connections to Sunderland City Centre and wider road networks. With no upper chain involved, early viewing recommended to avoid disappointment and to appreciate the potential of the accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

## Hall



Stairs to first floor with storage under double radiator.

## Lounge 15'10" x 11'8"



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

## Kitchen 9'4" x 8'9"



Wall and base units with countertops over incorporating 1 1/2 stainless steel sink and drainer with mixer tap. Space for oven, fridge freezer and washing machine. Radiator, 2x double glazed windows and UPVC door to rear. Door to dining room.

## Dining Room 9'4" x 8'8"



Double glazed window to rear, radiator and electric heater.

## First Floor Landing



Double glazed window to side.

## Bedroom 1 12'3" x 11'2"



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

## Bedroom 2 9'2" x 8'3"



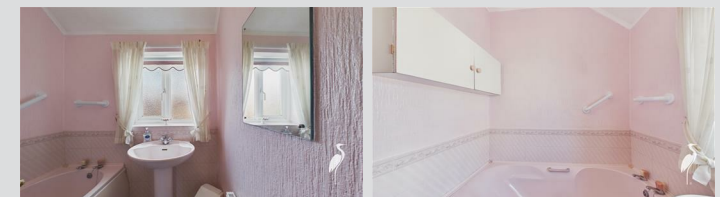
Double glazed window to rear, radiator and built in wardrobes.

## Bedroom 3 8'7" x 7'2"



Double glazed window to front, radiator and access point to loft.

## Bathroom



Washbasin and bath, radiator and double glazed window to rear.

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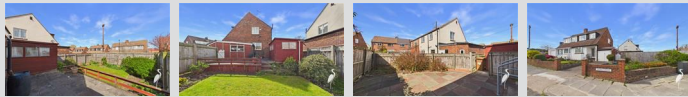
# MAIN ROOMS AND DIMENSIONS

## Separate WC



Low level WC, double glazed window.

## Outside



There is a driveway, an attached garage and there are delightful gardens to the front, side and rear.

## 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 - 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

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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

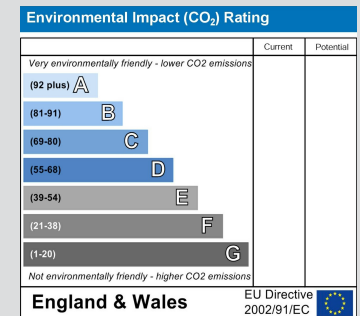
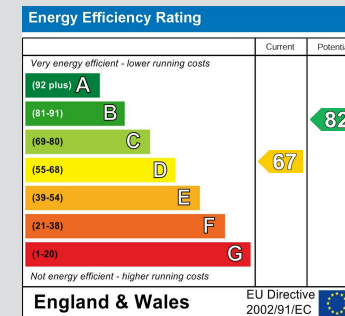
## Opening Times

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.

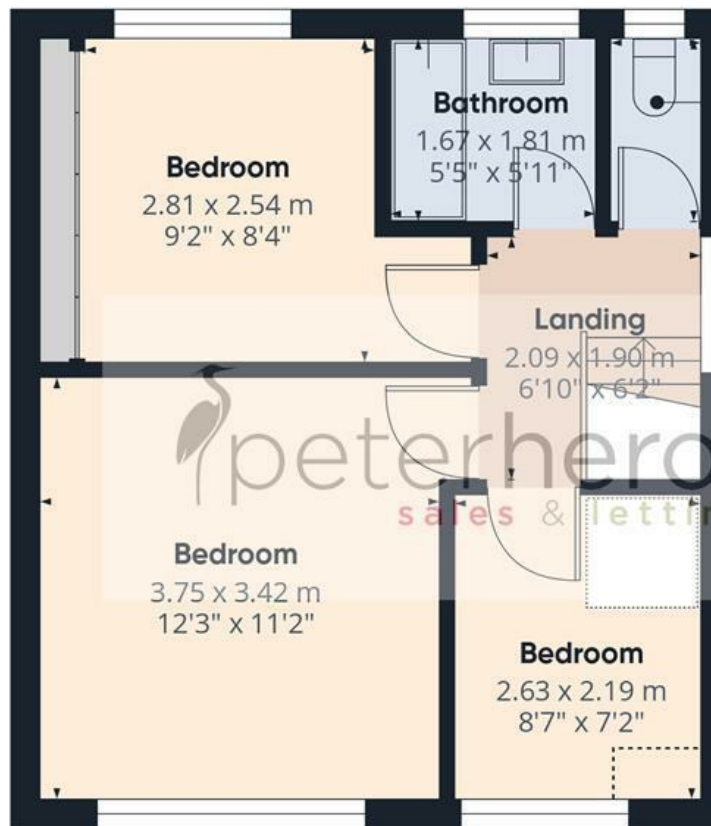


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Ground Floor Building 1



First Floor Building 1

**WC**  
1.68 x 0.81 m  
5'6" x 2'7"

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

73.6 m<sup>2</sup>

792 ft<sup>2</sup>

**Reduced headroom**

0.3 m<sup>2</sup>

3 ft<sup>2</sup>

(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.

