















An attractive three-bedroom end terrace house, providing spacious and well-appointed accommodation within this popular and convenient area. Internally the accommodation includes an entrance hall, a generous lounge and a modern kitchen / diner, whilst to the first floor there are three well-proportioned bedrooms, bathroom with overhead shower and there is a separate WC. The property benefits from double glazing, gas central heating to radiators and gardens to the front and rear. This location is ideal for local amenities, shopping facilities and schools, as well as offering transport links to surrounding areas and major road links including the A19. Early viewing highly recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC door into entrance vestibule.

## Entrance Vestibule

Inner UPVC door to entrance hall.

## Entrance Hall

Storage cupboard and door to

## Kitchen/Diner 17'7" x 8'8" max



Range of wall and base units with counter tops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include an oven, gas hobs and cooker hood, space provided for a washing machine and fridge freezer. Radiator, double glazed bay window to front and a door to rear hall.

## Rear Hall

Radiator, stairs to first floor, door to the lounge, wooden glass paneled door to rear porch.

## Lounge 17'7" x 11'2"



Double glazed bay window to front, UPVC double glazed French patio doors to rear, radiator and feature fireplace.

## First Floor Landing

Radiator, two storage cupboards and doors to

## Bedroom 1 11'1" x 8'9"



Double glazed window to rear and a radiator.

## Bedroom 2 9'8" x 9'6"



Double glazed window to rear and a radiator.

## Bedroom 3 8'5" x 7'8"



Double glazed window to front and a radiator.

## Bathroom



Wash hand basin, bath with shower over, radiator and a double glazed window.

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# MAIN ROOMS AND DIMENSIONS

## Separate WC



Low level WC, double glazed window.

## Outside



To the front of the property is a generous garden with lawned and block paved areas, and to the rear is an attractive garden with lawned, block paved and decked areas.

## Council Tax Band

The Council Tax Band is Band A.

## 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 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.

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

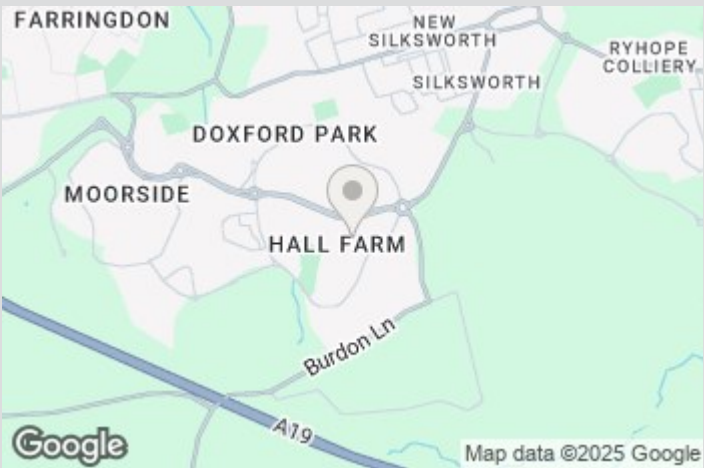
## Opening Times

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

## Ombudsman Fst

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) A			(92 plus) A		
(81-91) B		81	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	67		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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