









This attractive three bedroom mid terraced home is situated within this popular and convenient location. Internally the accommodation includes to the ground floor of a hall, lounge, dining room, kitchen, three first floor bedrooms, bathroom and separate WC. Externally there is an attractive garden to the front and generous rear gardens with paved patio seating area. Enjoying an extremely convenient situation within this popular area, this home is well placed for shopping facilities and schools, as well as providing excellent connections to Sunderland City Centre and major road links including the A19. The property provides excellent potential and is available with no upper chain involved, we highly recommend early viewing!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Hall



Radiators and staircase to first floor with understair storage.

Lounge 13'5" x 12'4"



UPVC double glazed window to front, radiator and feature gas fire. Sliding door to dining room.

Dining Room 10'5" x 8'4"



UPVC double glazed window to rear and radiator. Door to kitchen.

Kitchen 12'0" x 10'4"



Wall and base units with work surfaces over incorporating sink and drainer unit. Space for cooker, washing machine and fridge freezer. Built in cupboard. UPVC double glazed window to rear and UPVC door to rear.

First Floor Landing

Bedroom 1 (front) 13'7" x 10'0"



UPVC double glazed window to front, radiator and built in cupboard.

Bedroom 2 (rear) 10'3" x 9'3"



UPVC double glazed window to rear, built in cupboard and radiator.

Bedroom 3 (front) 11'5" x 8'5"



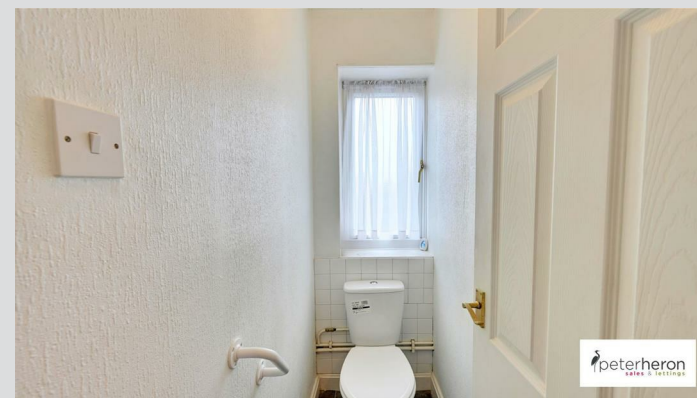
UPVC double glazed window to front, radiator and built in cupboard.

Bathroom



Washbasin and bath, radiator and UPVC double glazed window.

Separate WC



Low level WC, UPVC double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



Attractive garden to the front. Shared side access with gate into the rear gardens. Generous garden to the rear with lawned areas and paved seating area. Outhouse and coal house.

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

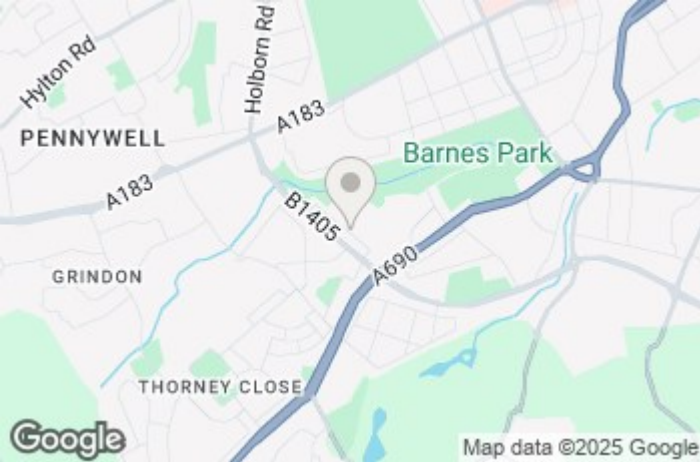
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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