









An attractive three bedroom mid terrace home, conveniently situated for the nearby shopping facilities on Chester Road. Internally the accommodation on the ground floor includes a reception hall, lounge, modern dining kitchen with separate utility room, three first floor bedrooms and a bathroom. Externally there is a forecourt to the front and an enclosed courtyard to the rear. The property is ideally situated for local amenities, Sunderland City Centre and transport links. With immediate vacant possession and no upper chain involved, early viewing is recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Reception Hall



Staircase to first floor and radiator.

Lounge 12'9" x 11'10"



Double glazed bay window to front and double radiator.

Dining Kitchen 12'6" x 12'4"



Range of wall and base units with work surfaces over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, electric hob and cooker hood. Space for fridge freezer. Double radiator and double glazed window to rear. Door to utility.

Utility 9'10" x 6'2"



Wall and base units with marble effect work surfaces over incorporating single bowl stainless steel sink and drainer with mixed tap. Space for washing machine. Wall mounted boiler, double glazed window and UPVC door to rear.

Half Landing



Bathroom



Low level WC, washbasin and bath, chrome heated towel rail and double glazed window.

First Floor Landing

Access hatch to loft.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 13'0" x 8'7"



Double glazed window to front, double radiator and storage cupboard.

Bedroom 2 12'6" x 8'11"



Double glazed window to rear double radiator and storage cupboard.

Bedroom 3 9'5" x 6'6"



Double glazed window to front and radiator.

Outside



Forecourt to the front and enclosed courtyard to the rear with gated access.

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.

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

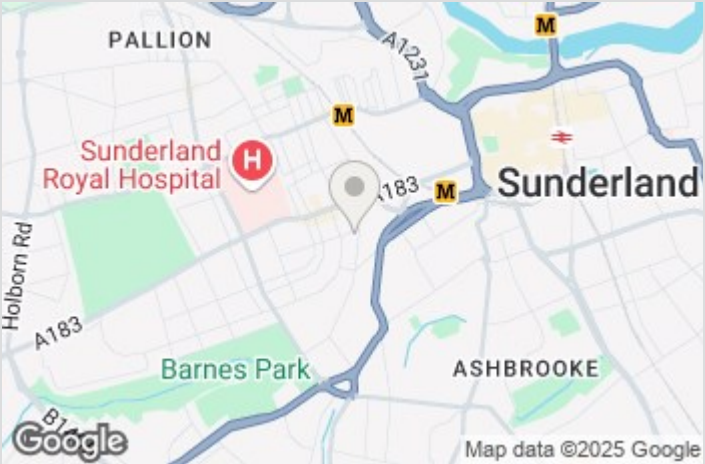
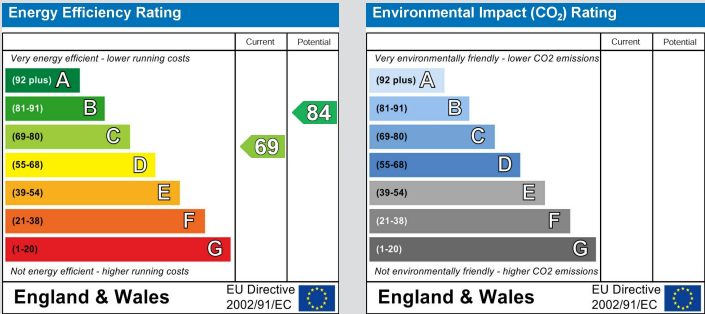
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MAIN ROOMS AND DIMENSIONS

Ombudsman

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



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