









A beautifully presented three storey, end link town house ideally located within the popular Alexandra Park development. The attractive internal accommodation on the ground floor includes an entrance lobby, superb lounge and an inner hall with staircase to the first floor, cloakroom/WC and access through to a modern breakfasting kitchen with patio doors to the rear garden. On the first floor there are two well-proportioned bedrooms and a family bathroom whilst to the top floor there is a further generous double bedroom. Externally there is a parking space to front and a low maintenance garden to the rear with decked area, artificial grass and patio. Benefits of the house include gas central heating and double glazing. This convenient location is close to local amenities and is within easy access of Sunderland City Centre as well as providing excellent links to major road connections. Viewing essential. NO ONWARD CHAIN

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Entrance Lobby

Central heating radiator.

Lounge 14'11" x 11'10"



Double glazed window to front, central heating radiator.

Inner Hall

Staircase to first floor.

Cloakroom/WC



Low level WC and mini washbasin, tiled floor and central heating radiator.

Breakfasting Kitchen 11'8" x 8'9"



Fitted with a range of modern wall and base units with work

surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include an electric oven and hob, space has been provided for then inclusion of a fridge freezer and washing machine, tiled floor, central heating radiator and double glazed patio doors leading out to the rear garden.

Half Landing

Central heating radiator.

First Floor Landing



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MAIN ROOMS AND DIMENSIONS

Bedroom 2 8'9" not including recess x 11'8"



Maximum including fitted mirror fronted sliding door wardrobes, two double glazed windows to front providing elevated far reaching views and central heating radiator.

Bedroom 3 11'9" x 7'9"



Double glazed window to rear and central heating radiator.

Bathroom



Low level WC, pedestal washbasin and panel bath with mains shower over, double glazed window, tiled floor and central heating radiator.

Top Floor Landing

Built in cupboard.

Master Bedroom 19'0" approx as sloping ceiling x 8'3"



Double glazed window to front providing far reaching views and velux window to rear, central heating radiator and built in cupboard.

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MAIN ROOMS AND DIMENSIONS

Outside



Lawned garden to the front and parking space, whilst to the rear there is a delightful garden with patio, artificial grass and decked area.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

Important Notice Part 2

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.

Sales Viewing Arrangements

To arrange an appointment to view this property contact us on 0191 5103323, Option1 or book a 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.

