









An attractive three bedroom semi-detached house, providing spacious accommodation within this ever popular location. Internally the accommodation includes to the ground floor of a hall with staircase to the first floor, an attractive lounge to the front and a generous dining kitchen to the rear. To the first floor there are three well-proportioned bedrooms and a modern shower room/wc. Externally there is a block-paved area to the front and to the rear a delightful garden laid mainly to lawn. Enjoying an extremely convenient situation, 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. Available with immediate vacant possession and no upper chain involved, early viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Hall



Radiator and stairs to first floor with storage under.

Lounge 15'4" x 11'3"



Double glazed bay window to front, radiator and electric fire. Door to open plan kitchen & dining area.

Dining Kitchen 22'1" x 10'1"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood with space provided for a fridge freezer and washing machine. Radiator, double glazed window to rear and UPVC door to outhouse.

Dining Area



UPVC double glazed French patio doors to rear, radiator and storage cupboard.

First Floor Landing



Double glazed window, storage cupboard and access point to loft.

Bedroom 1 14'2" x 9'4"



Double glazed window to rear, radiator and storage cupboard.

Bedroom 2 8'11" x 10'9"



Double glazed window to front and radiator.

Bedroom 3 9'5" x 8'10"



Double glazed window to front, radiator and storage cupboard.

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MAIN ROOMS AND DIMENSIONS

Shower Room



Low level WC, washbasin and walk in shower cubicle, chrome heated towel rail and double glazed window.

Outside



Block paved front garden, whilst to the rear a garden laid mainly to lawn with block paved areas.

Outhouse

UPVC doors to front and rear elevations.

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

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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.

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			
England & Wales		EU Directive 2002/91/EC	

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		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Approximate total area⁽¹⁾

92.8 m²

997 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.