







peterh  
sales &









This popular style three bedroom semi detached home enjoys an enviable position within this popular residential estate. Offering comfortable living space arranged over two floors and comprises entrance hall, lounge, dining room, kitchen, utility, three first floor bedrooms and a bathroom. Externally there is garden to the front with driveway and access to a garage and to the rear generous attractive gardens with patio seating area. Close to many excellent amenities including transport links, shopping and schools and is within commuting distance of the City Centre and the A19. Early viewing is highly recommended to avoid disappointment.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Entrance Porch

Inner UPVC door to hall.

## Hallway



Radiator and stairs for first floor with storage under.

## Lounge 13'1" x 12'11"



Double glazed window to front, radiator and stone feature wall and electric fire. Open plan to dining room.

## Dining Room 11'11" x 10'5"



UPVC double glazed sliding door to rear and radiator.

## Kitchen 11'9" x 8'0"



Wall and base units with work surfaces over incorporating a single bowl stainless steel sink and drainer unit. Integrated double oven, gas hob and extractor. Space for washing machine. Radiator, double glazed window and UPVC door to rear. Door to garage and open plan into utility.

## Utility 7'1" x 6'7"



Base units with work surfaces over, radiator, storage cupboard and double glazed window to rear.

## First Floor Landing



Double glazed window to side and access hatch to loft.

## Bedroom 1 13'4" x 8'6"



Double glazed window to front, radiator and built in mirrored sliding door wardrobes.

## Bedroom 2 12'2" x 10'3"



Double glazed window to rear, radiator and built in mirrored sliding door wardrobes. Storage cupboard.

## Bedroom 3 10'0" x 8'9"



Double glazed window to front, radiator and storage cupboard.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, washbasin and bath with shower over, radiator and double glazed window to rear.

## Outside



Garden to the front with a gated driveway providing off street parking and access to the garage. To the rear there is an attractive generous garden with lawn areas and patio seating areas.

## Outhouse 20'10" x 8'2"

Space for bin storage.

## Garage 18'10" x 10'10"

Access via up and over door. Built in storage and shelving.

## 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

## 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			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			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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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