









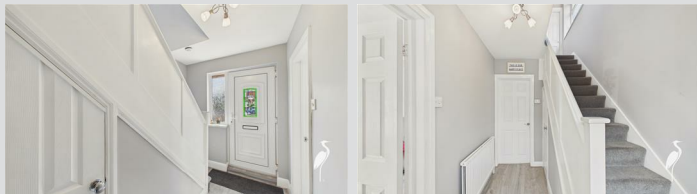
This superb three bedroom semi detached home is situated within this popular and convenient location. Internally the accommodation includes to the ground floor of a hall, lounge, modern kitchen/diner, three bedrooms and a contemporary bathroom. Externally there is a driveway to the front and spacious lawned gardens to the rear. 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. Early viewing highly recommended as considerable interest is anticipated!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

### Entrance Hall



Stairs to first floor with storage under, radiator and doors to lounge and kitchen.

### Lounge 9'8" x 14'5"



Double glazed bay window to front, radiator and electric fire.

### Kitchen/Diner 10'1" x 21'2"



Range of wall and base units with wood effect countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, 5 burner gas hob and cooker hood. Space provided for an American style fridge freezer. Two double glazed windows to rear and two radiators. Door to outhouse.

## First Floor Landing



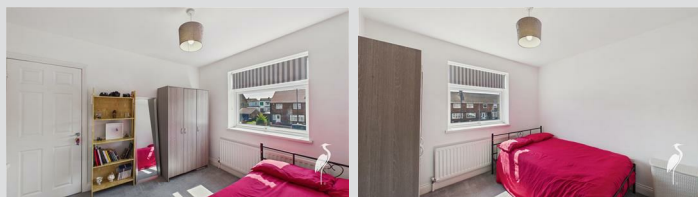
Double glazed window to side elevation and access point to loft.

### Bedroom 1 9'6" x 13'3"



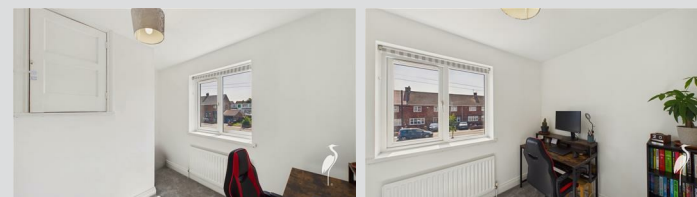
Double glazed window to rear, radiator and storage cupboard.

### Bedroom 2 9'0" x 10'0"



Double glazed window to front, radiator and storage cupboard.

## Bedroom 3 7'9" x 7'7"



Double glazed window to front, radiator and storage cupboard.

## Bathroom



Low level WC and washbasin vanity unit, bath with shower over, chrome heated towel rail and two double glazed windows.

## Outside



Block paved garden to the front with driveway whilst to the rear a spacious garden mainly laid to lawn.

### Outhouse 6'2" x 7'1" plus 6'4" x 7'1"

Two UPVC doors to front and rear. Providing space for a washing machine and tumble dryer and additional storage. Double glazed window to rear.

## Council Tax Band

The Council Tax Band is Band A.

# MAIN ROOMS AND DIMENSIONS

## Tenure Freehold

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

## Solar Panels

We have been informed by our clients the solar panels are leased on a 25 year lease term from 3 September 2015. 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

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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

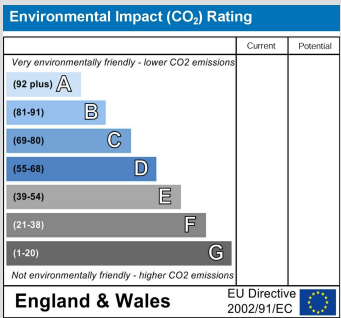
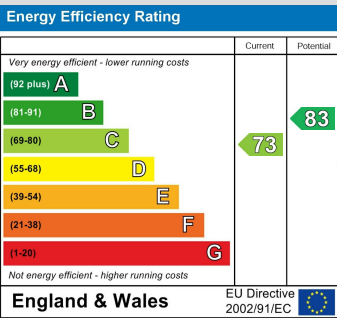
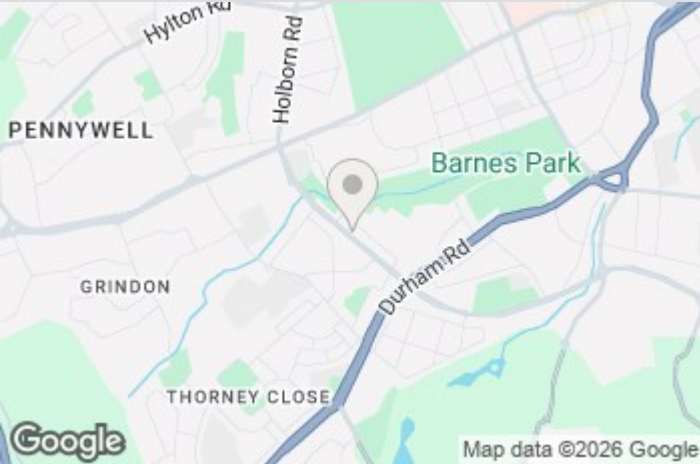
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

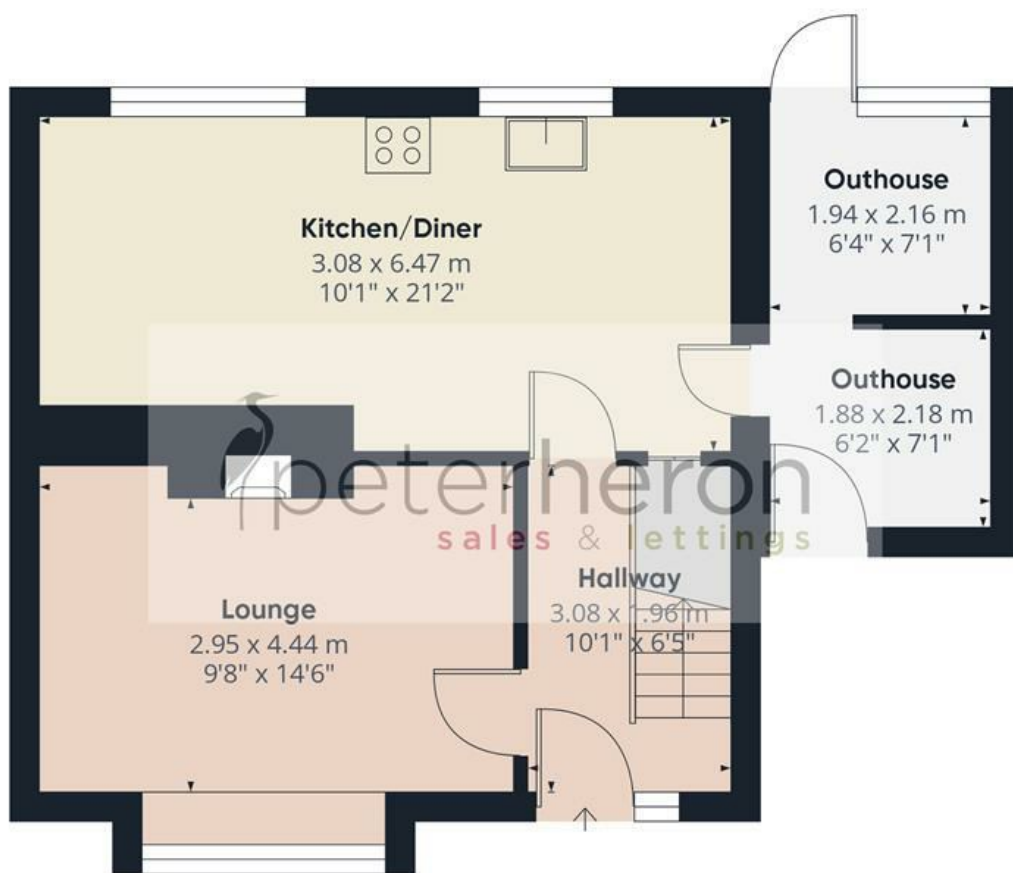
## Ombudsman

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



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 01915103323

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Ground Floor



First Floor

Approximate total area<sup>(1)</sup>

86.2 m<sup>2</sup>

928 ft<sup>2</sup>

(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.

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