


**Parkhurst Road**, Pennywell, Sunderland £82,000


Feathers
My Grandson
is near


APPROVES







A spacious and attractive three bedroom semi-detached home within this popular residential area, available for sale with no upper chain involved. Internally on the ground floor there is a hall with staircase to the first floor, lounge, a generous dining kitchen with access to a useful and versatile room, currently utilised as a store room. On the first floor there are three bedrooms and a wet room. Externally there are gardens to the front and rear. The property is conveniently located close to a range of local amenities, shops and schools and provides excellent transport connections to the A19, Doxford International Business Park, Nissan and to Sunderland City Centre. Viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

**Ground Floor**
Access via double glazed entrance door to

**Entrance Hall**



Staircase to first floor and central heating radiator.

**Lounge 14'6" x 9'11"**





Double glazed bow window to front and central heating radiator.

**Dining Kitchen 21'2" x 9'10"**





This spacious room has fitted wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include and oven and hob, double glazed French door to the rear, double glazed window to rear, space has been provided for a fridge freezer and washing machine, two central heating radiators.

**Store 13'8" x 9'0"**
This versatile room could be suitable for a variety of uses and has a central heating radiator, door to rear, double glazed window to rear and low level WC.

**First Floor Landing**
Double glazed window to side and central heating radiator.

**Bedroom 1 12'11" max including fitted robes x 9'6"**



Double glazed window to rear, central heating radiator, fitted wardrobes and built in cupboard.

# MAIN ROOMS AND DIMENSIONS

**Bedroom 2 9'8" x 10'0"**



Double glazed window to front, central heating radiator and built in cupboard housing the central heating boiler.

**Bedroom 3 7'8" x 7'8" extending to 11'1" into recess**



Double glazed window to front, central heating radiator and built in cupboard over stairhead area,

**Wet Room**





WC, washbasin and west area with electric shower, one double glazed window, one single glazed window and central heating radiator.

**Outside**







Low maintenance paved garden to the front whilst to the rear there is also a generous garden with a large decked area and areas laid to gravel.

**Council Tax Band**
We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

**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

# MAIN ROOMS AND DIMENSIONS

verification is recommended.
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**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.




