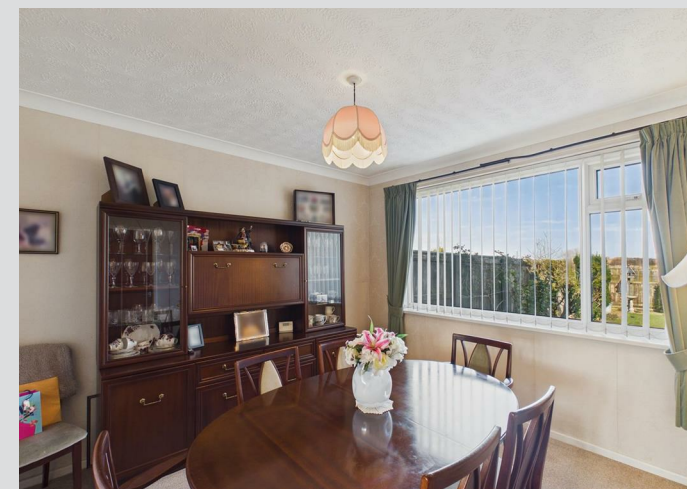










An extended four bedroom semi-detached home, ideally situated within the ever popular Hastings Hill. The property internally comprises to the ground floor of an entrance porch, hall with staircase to the first floor and a cloakroom/wc, lounge connecting through to a dining room and there is a modern fitted kitchen. On the first floor there are four bedrooms and a bathroom/wc, incorporating a shower cubicle. Externally there is a garden to the front with a driveway, an integral garage, a useful side access and to the rear a generous garden, laid mainly to lawn. The property is well placed for local amenities as well as connections to Sunderland City Centre and major road links including the A19. We highly advise early viewing to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

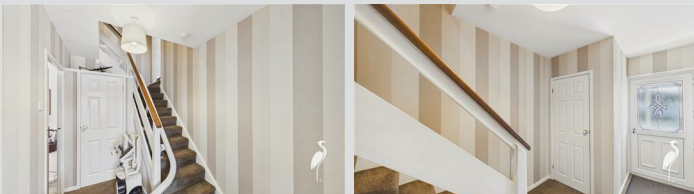
Ground Floor

Access via UPVC entrance door into

Entrance Porch

Inner UPVC door to

Reception Hall



Radiator, stairs to first floor and storage cupboard. Doors to Lounge and WC.

Lounge 14'10" x 13'2"



Double glazed bay window to front elevation, radiator and electric fire. Open Plan into Dining Room.

Dining Room 10'11" x 10'7"



Double glazed window to rear elevation, radiator and door to Kitchen.

Kitchen 13'3" x 9'3"



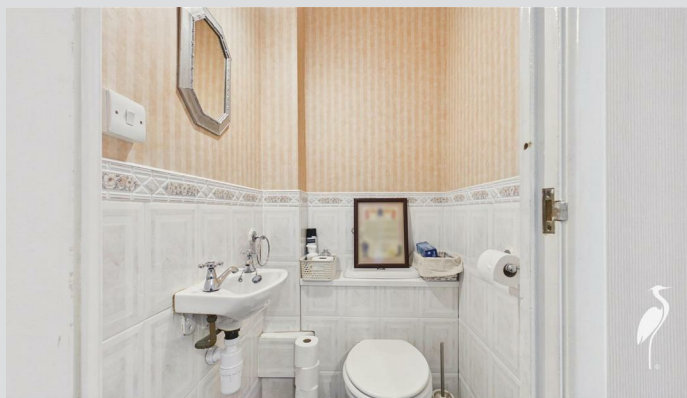
Range of wall and base units with counter tops over incorporating a 1,5 bowl sink and drainer with mixer tap. Integrated oven with gas hobs and cooker hood, dishwasher and low level fridge. Double glazed box bay window to rear and door to outhouse/utility.

Outhouse/Utility Space 9'3" x 10'2"



Base units with counter tops over providing space for a washing machine, tumble dryer and low level freezer. Double glazed windows and UPVC door to rear. Door to Garage.

Cloakroom/WC



Low level wc with concealed cistern and hand wash basin.

First Floor



Split level landing with 2x double glazed windows and doors to bedrooms and bathroom.

Bedroom One 11'7" x 9'5"



Double glazed window to front elevation, radiator, built in wardrobes and drawers.

Bedroom Two 11'10" x 10'11"



Double glazed window to rear elevation and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom Three 14'6" x 10'11"



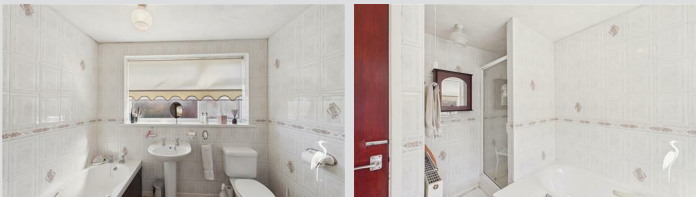
Double glazed window to front elevation and a radiator.

Bedroom Four 10'1" x 8'10"



Double glazed window to front elevation and a radiator.

Bathroom



Bath, shower cubicle, low level wc and hand wash basin.
Double radiator and double glazed window.

Outside



Garden to the front with a driveway, an integral garage, a useful side access and to the rear a generous garden, laid mainly to lawn.

Garage 17'7" x 9'7"

Access via an electric roller shutter door.

Council Tax Band

The Council Tax Band is Band C.

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 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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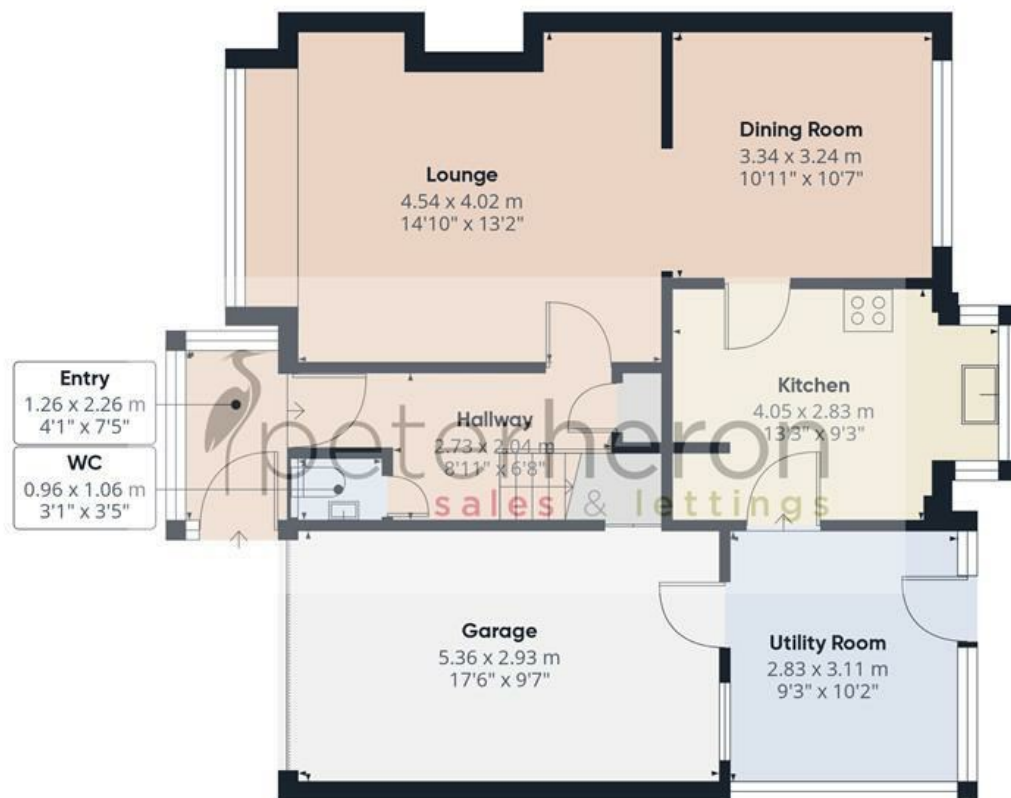
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MAIN ROOMS AND DIMENSIONS



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Ground Floor



First Floor

Approximate total area⁽¹⁾

138.2 m²

1486 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.

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