**Westheath Avenue**, Grangetown, Sunderland £99,950

This well presented home, provides spacious accommodation, a generous rear garden and a driveway for off street parking within this popular residential area. Internally the accommodation on the ground floor includes an entrance porch, hall, attractive lounge, conservatory overlooking the garden and a modern kitchen and bathroom/wc whilst to the first floor there are three spacious bedrooms. The property benefits from UPVC double glazing, gas central heating to radiators (where stated), driveway and a lawned garden to the rear. This location is ideal for access to local amenities, shops and schools as well as offering excellent links to Sunderland City Centre and major transport links. Available with immediate vacant possession and no upper chain involved, early viewing is essential to appreciate the accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

**Entrance Porch**
Double glazed entrance door, double glazed window and an inner door to;

**Reception Hall**
Radiator, turned staircase and laminate flooring. Doors lead off to the lounge and kitchen.

**Lounge 11'5" x 13'0"**

UPVC double glazed bow window to front elevation, radiator and feature fireplace with fire.

**Kitchen 10'6" x 12'3"**

Maximum dimensions, well fitted with a range of wall and base units with work surfaces incorporating a single drainer 1 1/2 bowl stainless steel sink unit. Space is provided for a cooker, fridge freezer, washing machine and tumble dryer. There is a radiator, part glazed door to conservatory and a door to the bathroom.

**Conservatory 7'5" x 10'6"**

UPVC double glazed single door leading out onto rear patio and rear gardens. UPVC double glazed windows overlooking the garden.

**Bathroom**

Low level WC, wash basin and bath with overhead shower-attractive white suite with tiled splashbacks, UPVC double glazed windows and a chrome ladder style radiator.

**First Floor Landing**
UPVC double glazed window to front elevation, access point to loft space.

**Bedroom 1 14'0" x 11'8"**

Large built in wardrobe, second built in cupboard, UPVC double glazed window to rear elevation and a radiator.

**Bedroom 2 8'0" x 13'0"**

Maximum depth into fitted wardrobes with sliding mirror fronted doors, concealed within the wardrobes is a wall mounted gas central heating combination boiler serving hot water and radiators, radiator, UPVC double glazed window to rear elevation.

# MAIN ROOMS AND DIMENSIONS

**Bedroom 3 8'8" x 9'9"**

UPVC double glazed window to front elevation and a radiator.

**Outside**

There is a drive providing off street parking to the front, a single gate provides access to a shared alley which leads through to generous lawned garden to the rear with a desirable westerly aspect, patio seating area, external cold water supply and security light.

**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 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 Peter Heron Ltd.

**Fawcett Street Viewings**
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 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.