









This attractive larger style semi detached home provides well presented accommodation within this popular location. Internally the property comprises lounge opening into the dining area and modern fitted kitchen. Whilst to the first floor there are two double bedrooms and a contemporary bathroom/wc. Externally there is a garden to the front and a delightful garden to the rear with timber decked seating area. Providing an ideal location with convenient access to local amenities, shops and schools as well as offering links to Sunderland City Centre, Doxford International Business Park and major road connections including the A19. No upward chain, early viewing recommended to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door to lounge.

### Lounge 10'4" x 14'6"



Staircase to the first floor with storage under, 2x radiator, double glazed window to front and double glazed window to the side. Opening into the dining area.

### Dining Area 8'9" x 8'10"



Double glazed sliding French doors to the rear and radiator. Opening into the kitchen.

### Kitchen 8'8" x 8'10"



Fitted with modern wall and base units with work surface over incorporating stainless steel sink and drainer unit.

Integrated oven and gas hob with extractor over. Space for washing machine and fridge freezer, double glazed window to the rear.

## First Floor Landing

### Bedroom 1 10'1" x 14'11"



Double glazed window to the front, radiator and storage cupboard.

### Bedroom 2 9'5" x 11'3"



Double glazed window to the rear and radiator.

## Bathroom



Low level WC, pedestal washbasin and bath with overhead shower, UPVC lined walls and ceiling, double glazed window, and radiator.

## Outside



Garden to the front whilst to the rear and attractive garden mainly laid to lawn with timber decked seating area. Outhouse.

## 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

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# MAIN ROOMS AND DIMENSIONS

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

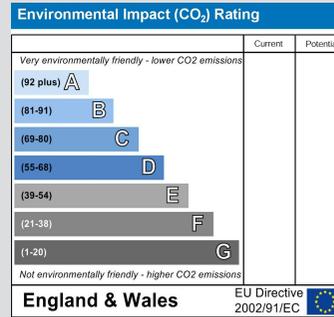
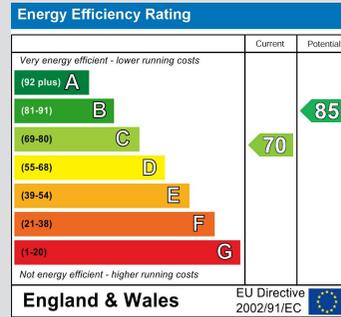
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

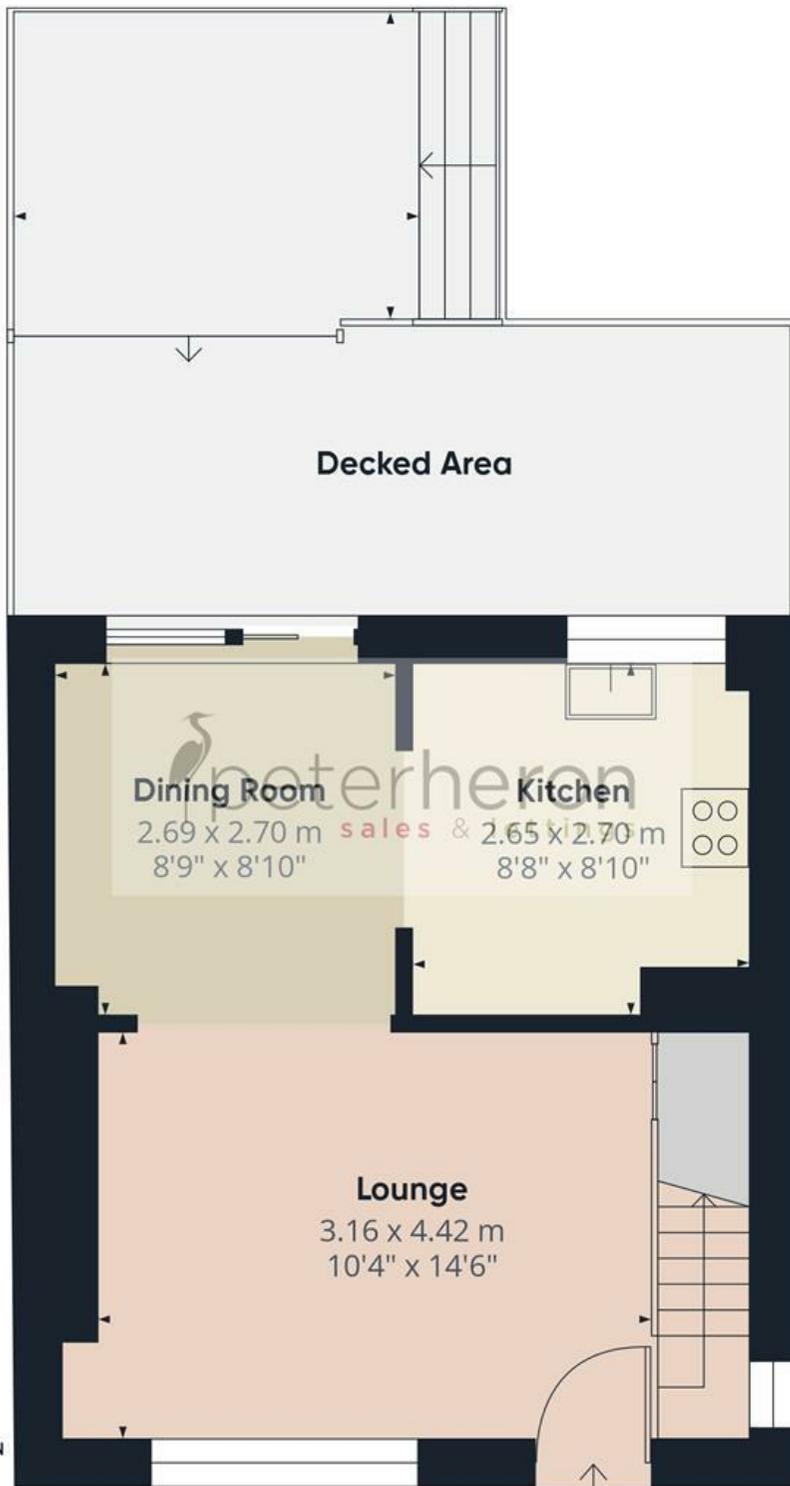
## Ombudsman

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



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

62.5 m<sup>2</sup>  
675 ft<sup>2</sup>

**Balconies and terraces**

22.1 m<sup>2</sup>  
238 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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