









An extended and recently updated three bedroom semi-detached home within this ever popular and convenient location. Internally the well-appointed accommodation includes an entrance hall spacious lounge / diner, modern kitchen and a versatile room that would be an ideal study or play room. On the first floor there are three well-proportioned bedrooms and a contemporary family bathroom/wc. Externally, to the front of the property there is a garden with a block-paved driveway, an integral garage with remote control roller shutter door and to the rear an attractive garden, laid mainly to with a patio area. The property is ideally placed for access to local amenities, shopping facilities and schools as well as offering excellent access to Doxford International Business Park and major road connections. Viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Hall

Tiled floor, radiator and built in cupboard. Opens into kitchen area.

Lounge 18'8" max including staircase area x 11'3"



Double glazed window to rear, radiator and staircase to first floor. Door to study/playroom.

Study/Playroom 6'11" x 6'10"



This versatile room would be ideal as a study/playroom or garden room. Double glazed patio door to rear garden and double glazed window.

Kitchen 11'9" x 6'8"



Wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include oven and hob, space for fridge freezer and washing machine, tiled floor and double glazed window to front.

First Floor Landing

Airing cupboard housing storage space and the central heating boiler.

Bedroom 1 11'5" x 7'5"



Double glazed window to rear, radiator and built in cupboard.

Bedroom 2 12'2" x 8'9"



Double glazed window to front and radiator.

Bedroom 3 11'5" x 7'8"



Double glazed window to rear and radiator.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Family Bathroom



Modern suite comprising of a low level WC, pedestal washbasin and panel bath with shower attachment, radiator and double glazed window.

Outside



Garden to the front with block paved driveway providing off street parking and access to the integral GARAGE with remote control roller shutter access door. Useful side access. To the rear there is an attractive garden laid mainly to lawn with patio area.

Council Tax Band

The Council Tax Band is Band B.

Tenure Freehold

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

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

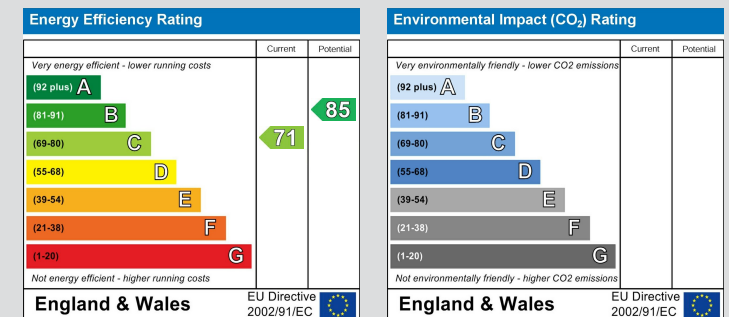
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

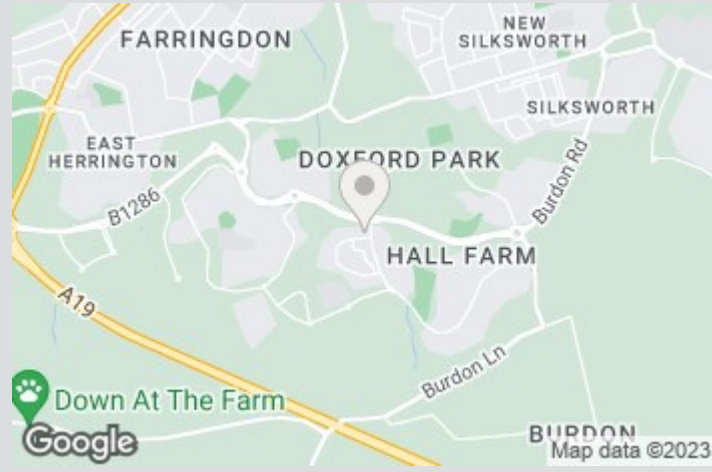
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS



Visit www.peterheron.co.uk or call **0191 510 3323**

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

