









A stunning mid terrace home, providing spacious accommodation, having recently undergone a significant programme of upgrades and modernisation. Internally the impressive interior is accessed via an entrance vestibule leading through to a hall with staircase to the first floor. There are two generous reception rooms, a 15ft contemporary kitchen and a modern bathroom/wc, incorporating a shower cubicle whilst to the first floor there are three well-proportioned bedrooms. Benefits of the property include double glazing, gas central heating to radiators and a yard to the rear with remote control roller shutter access door. Available with immediate vacant possession and no upper chain involved we highly recommend viewing to appreciate the standard of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Entrance Vestibule

Inner door through to

Hallway



Central heating radiator and staircase to first floor, decorative plaster work to the ceiling, built in cupboard and door to rear courtyard.

Lounge 15'0" into alcoves x 15'8" into bay



Double glazed bay window to front, central heating radiator, decorative corncing and feature fireplace. Archway to

Dining Room 13'10" x 11'5"



Double glazed window to rear and central heating radiator.

Kitchen 15'4" x 5'9"



Fitted with contemporary wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include and electric oven and hob with extractor over, space has been provided for the inclusion of a washing machine and fridge freezer, central heating radiator and two double glazed windows. Central heating boiler is concealed behind the kitchen unit.

Lobby

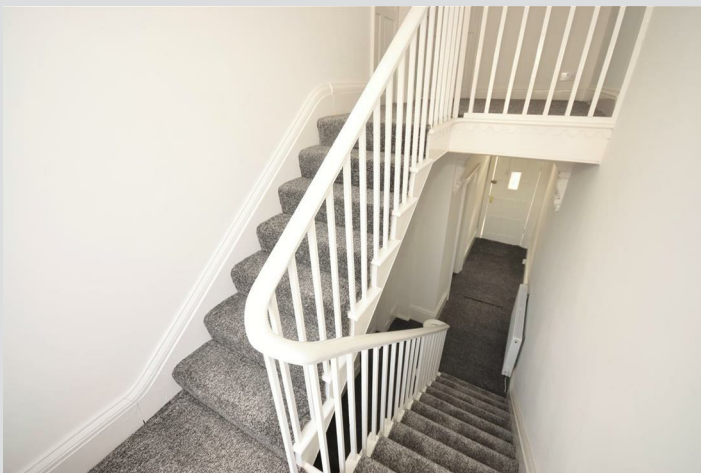
MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, pedestal washbasin, bath and step in double shower cubicle with mains shower, chrome ladder style central heating radiator, double glazed window.

First Floor Landing



Double glazed window to rear.

Bedroom 1 13'8" x 11'10"



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

Bedroom 2 10'6" x 13'11"



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

Bedroom 3 10'4" x 7'1"



Double glazed window to front and central heating radiator.

Outside

Courtyard to the rear with a remote control roller shutter access door.

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

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

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

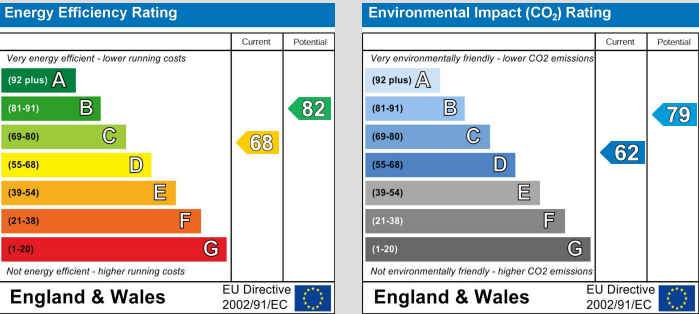
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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.



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