









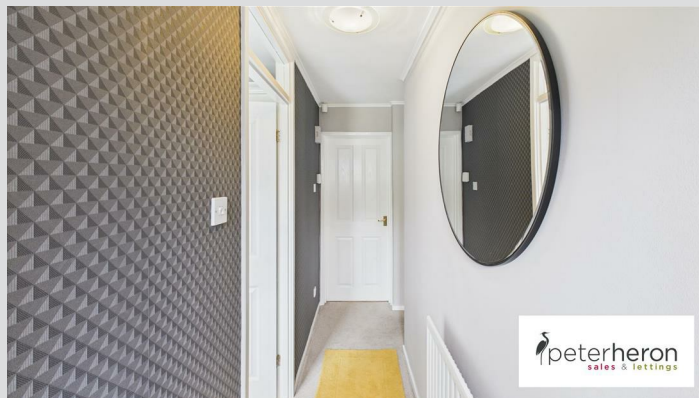
This superb three bedroom semi detached home occupies a pleasant position within this ever popular and convenient location. Beautifully presented throughout, the property internally comprises, entrance hall, lounge, conservatory, kitchen, three first floor bedrooms and a modern bathroom. Externally, to the front of the property there is a lawned garden with a driveway providing off street parking and access to a garage whilst to the rear there is an attractive garden with patio seating areas. 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. Early viewing is highly recommended to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

### Entrance Hall



Storage cupboard and radiator.

### Lounge 18'8" x 11'3"



Double radiator and staircase to first floor, double glazed window and UPVC French doors to conservatory.

### Conservatory 8'6" x 17'2"



Double glazed windows and UPVC French doors to rear.

### Kitchen 11'9" x 6'9"



Range of wall and base units with work surfaces over incorporating single bowl sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood. Space for low level fridge and freezer, dishwasher and washing machine. Radiator, wall mounted boiler and double glazed window to front.

### First Floor Landing

Storage cupboard.

### Bedroom 1 11'5" x 10'7" maximum



Double glazed window to rear, radiator and storage cupboard.

### Bedroom 2 12'3" x 8'8"



Double glazed window to front, radiator and storage cupboard.

### Bedroom 3 11'5" x 7'8"



Double glazed window to rear and radiator. Access hatch to loft.

### Bathroom



Low level WC, washbasin and bath with shower over, chrome heated towel rail and double glazed window to rear.

### Outside



Garden to the front with driveway providing off street parking and access to garage. Generous rear gardens mainly laid to lawn with block paved area. Side gate providing access to the front of the property.

### 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.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 01915103323

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

# MAIN ROOMS AND DIMENSIONS

## Important Notice - Particulars

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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.

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

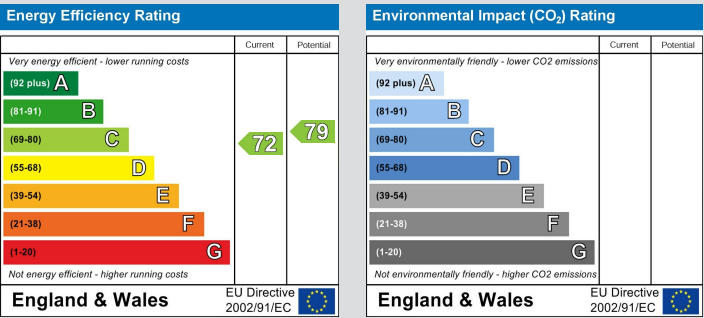
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.



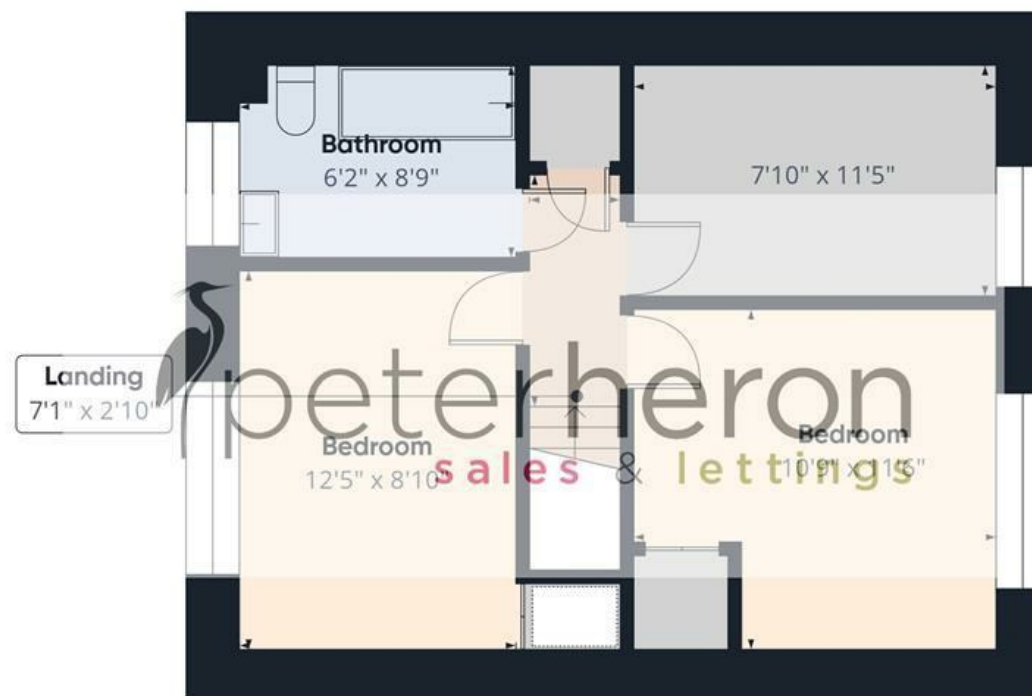
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Floor 0

**Approximate total area<sup>(1)</sup>**  
927 ft<sup>2</sup>



Floor 1

(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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