

This spacious three bedroom and two reception room mid terrace home with garage, is conveniently located for local amenities, Sunderland City centre and transport links. Internally, the accommodation on the ground floor includes an entrance hall, lounge, dining room, kitchen and bathroom. To the first floor there are three bedrooms. Externally there is a forecourt to the front and an enclosed courtyard to the rear with garage. Early viewing highly recommended.

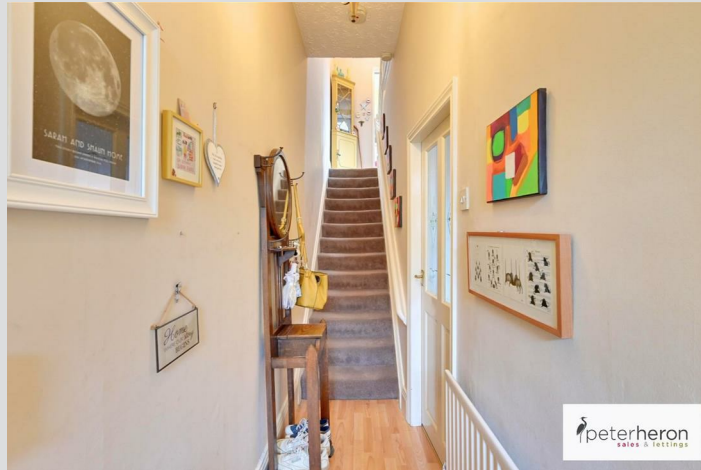


# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

### Entrance Hall



Stairs to first floor and radiator.

### Lounge 12'4" x 11'2"



Double glazed bay window to front, radiator and feature fireplace. Open plan into dining room.

### Dining Room 12'7" x 12'4"



UPVC double glazed French doors to rear and radiator. Door to kitchen.

### Kitchen 12'6" x 7'1"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood. Space for washing machine and fridge freezer, radiator and double glazed window to rear. Door to basement and door to rear hall.

### Rear Hall

Double radiator. Door to bathroom and UPVC door to garage.

### Bathroom



Low level WC, washbasin and walk in shower cubicle, double radiator and 2x double glazed windows.

### Basement Area 12'11" x 8'9" plus 12'2" x 10'5"



### First Floor Landing

Radiator and double glazed window to side.

### Bedroom 1 12'8" x 11'4"



Double glazed window to front, radiator and built in wardrobes.

### Bedroom 2 12'3" x 8'9"



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

Visit [www.peterheron.co.uk](http://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

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



Double glazed window to side and radiator.

## Outside



Low maintenance courtyard with an attached garage.

## Garage

Space for tumble dryer. Wooden gates to front and UPVC door to rear.

## 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 - 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 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.

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 or book viewing online at [peterheron.co.uk](http://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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		75	(55-68) D		
(39-54) E	55		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Visit [www.peterheron.co.uk](http://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

