









An attractive three bedroom semi-detached house with a garage, situated within this ever popular area. Internally on the ground floor there is a hall with staircase to the first floor, lounge to the front and to the rear a kitchen that opens through to a dining area. To the first floor there are three bedrooms, bathroom and a separate wc. Externally there is a garden to the front with a driveway, an attached garage and a superb garden to the rear. This convenient location is close to a range of local amenities, shops and schools and provides excellent transport connections to the A19, Doxford International Business Park, Nissan and to Sunderland City Centre. Early viewing is highly recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Entrance Porch

Inner door to hall.

## Hall



Stairs to first floor with storage under.

## Lounge 14'4" x 10'0"



Double glazed window to front, feature fireplace and radiator.

## Kitchen 12'6" x 10'2"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with over tap. Space for oven, washing machine and fridge freezer. Storage cupboard, double glazed window to rear and door to garage. Open plan to dining area.

## Dining Area 9'0" x 8'2"



Double glazed window to rear and radiator.

## First Floor Landing



Double glazed window to side.

## Bedroom 1 11'8" x 9'3"



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

## Bedroom 2 11'1" x 9'9"



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

# MAIN ROOMS AND DIMENSIONS

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



Double glazed window to front and storage cupboard.

## Bathroom



Washbasin and bath with waterfall shower over, double glazed window.

## Separate WC



Low level WC, double glazed window.

## Outside



To the front there is a garden with driveway providing off street parking and an attached garage whilst to the rear there is a superb garden.

## 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 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 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

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

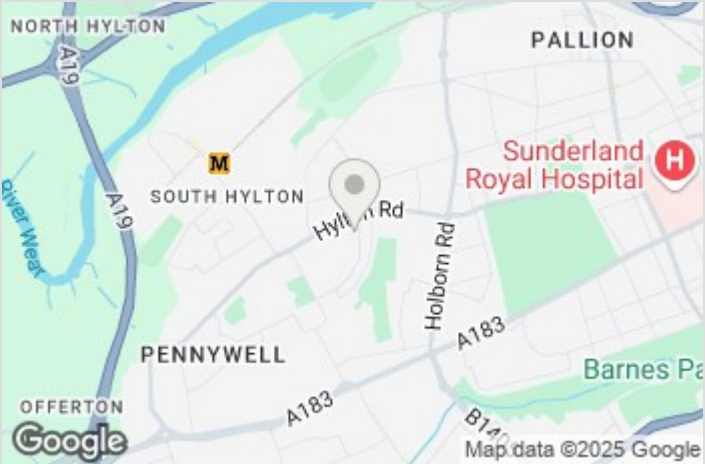
# MAIN ROOMS AND DIMENSIONS

## Ombudsman

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

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO2 emissions		
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