









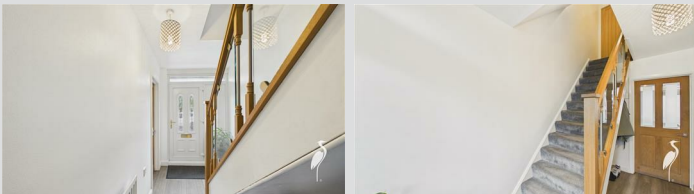
A very well presented three bedroom semi-detached home, situated within this popular residential area. Internally on the ground floor there is a hall with a bespoke staircase to the first floor, an attractive lounge with double doors leading through to a dining room with bi-folding doors to the rear garden and there is a fitted kitchen. On the first floor there are three well-proportioned bedrooms and an impressive contemporary bathroom/wc. Externally there are delightful low maintenance gardens to the front and rear. The property is conveniently located 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. We highly recommend early viewing!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door into the reception hall.

### Reception Hall



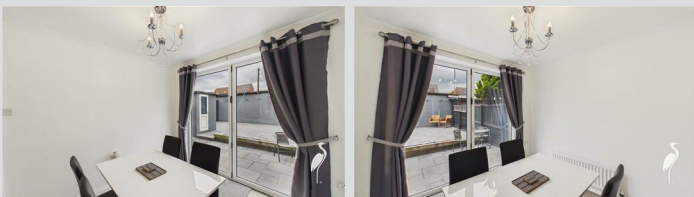
Stairs to the first floor, radiator and doors to the lounge and kitchen.

### Lounge 13'6" x 9'8"



Double glazed bay window to the front and a radiator, wooden glass panelled double doors opening into the dining room.

### Dining Room 8'9" x 8'11"



UPVC double glazed Bi-folding doors to rear and a radiator.

### Kitchen 8'9" x 7'8"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated fridge freezer and an extractor hood, space provided for a double oven and a washing machine. Radiator, double glazed window and a Composite door to the rear.

### First Floor Landing



Landing with access point to loft and doors to

### Bedroom 1 13'11" x 9'1"



Double glazed window front and a radiator.

### Bedroom 2 8'6" x 9'2"



Double glazed window to the rear and a radiator.

### Bedroom 3 9'6" x 7'10"



Double glazed window to the front, radiator and a storage cupboard.

### Bathroom



Low level WC with concealed cistern, wash hand basin set into vanity unit, bath with shower over, chrome heated towel rail and a double glazed window to the rear.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Attractive block paved garden to the front with gate to access rear. Good sized, paved rear garden benefitting from an outhouse providing additional storage space.

## 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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked

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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

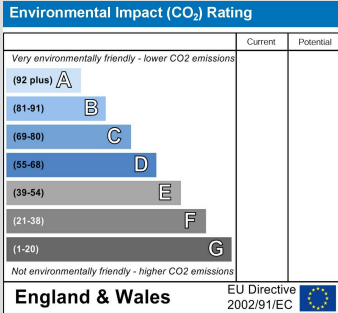
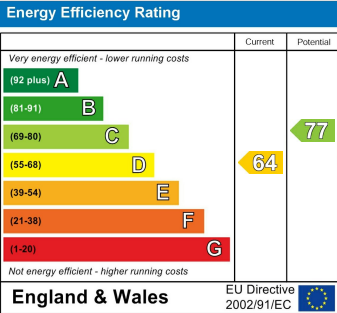
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

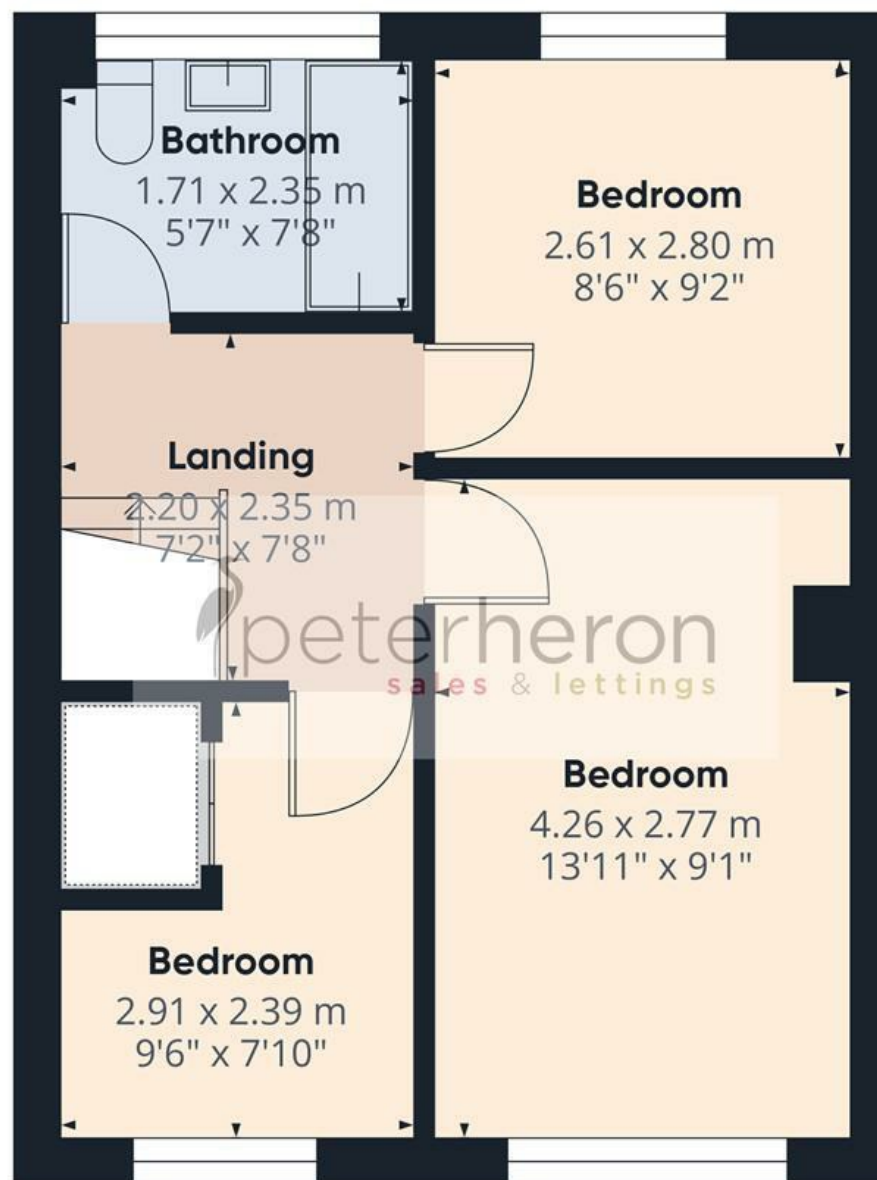
## Ombudsman

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



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Approximate total area<sup>(1)</sup>

67.1 m<sup>2</sup>

723 ft<sup>2</sup>

Reduced headroom

1.3 m<sup>2</sup>

14 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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