

peterheron  
SALES & LETTINGS



Cedarwood Grove, Tunstall, Sunderland

£145,000







Available with no upward chain, this attractive three bedroom semi-detached home occupies a delightful cul-de-sac position within this highly regarded area of Tunstall. The accommodation includes an entrance porch, hall with staircase to the first floor, a lounge with bay window, opening through to a dining room with French doors to rear garden and a kitchen. On the first floor there are three bedrooms and a contemporary bathroom. Externally there are delightful gardens to the front and rear and a shared driveway leading down to a garage. This sought after location is ideally placed for local amenities, very well regarded schools, shops and excellent transport connections to Sunderland City Centre and wider road networks. The property requires general updating and modernisation and has been competitively priced, early viewing recommended to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Entrance Porch

Double glazed window to front elevation and Composite door to hallway.

## Reception Hall



Stairs to first floor with storage under and radiator.

## Lounge 15'7" x 11'5"



Double glazed bay window to front elevation, radiator and feature fireplace. Sliding double doors to dining room.

## Dining Room 9'4" x 10'6"



UPVC double glazed sliding door to rear elevation, 2x radiators and door to kitchen.

## Kitchen 9'4" x 8'5"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, electric hob and hood, fridge freezer and dishwasher. Space for washing machine. Double glazed window and UPVC door to rear.

## First Floor Landing



Double glazed window to side elevation.

## Bedroom 1 12'1" x 9'6"



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

## Bedroom 2 9'5" x 10'10"



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

## Bedroom 3 9'0" x 7'5"



Double glazed window to front elevation, radiator and access point to loft.

## Shower Room



Low level WC, washbasin set into vanity unit and walk in waterfall shower, chrome heated towel rail and 2x double glazed windows to rear elevation.

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City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

## Outside



Garden to the front with lawn and long shared driveway to the side of property providing access to garage, whilst to the rear a garden with decked seating area.

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 13/5/1954 and the Ground Rent is £12.00pa.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

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 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

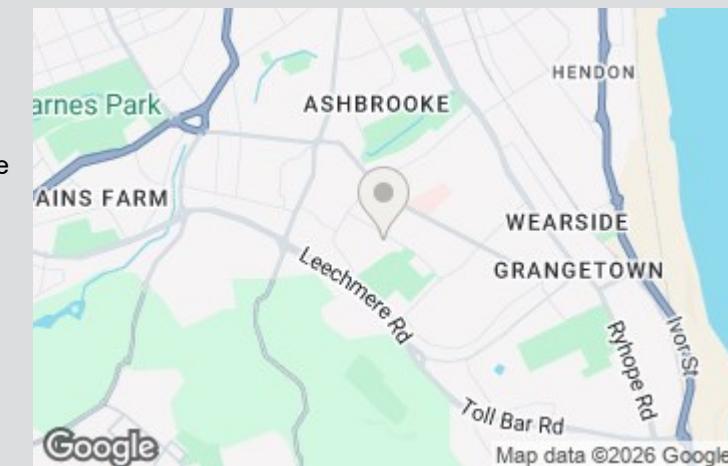
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

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

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



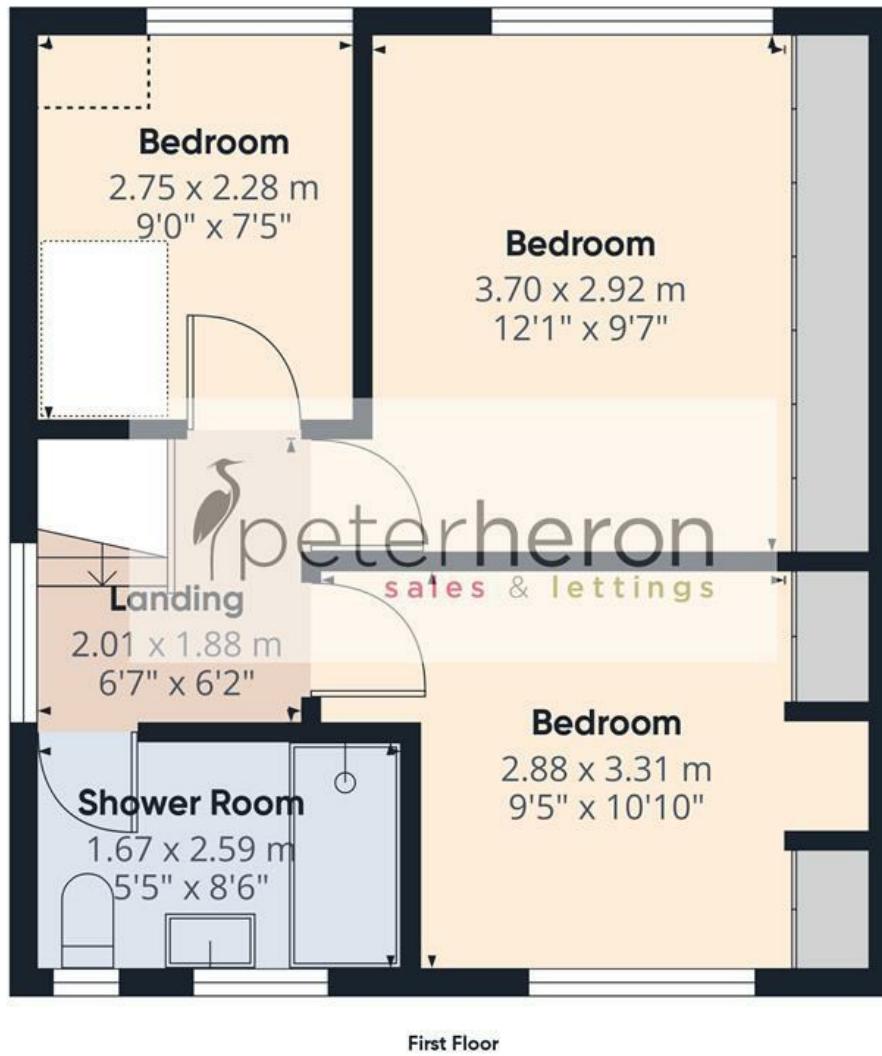
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W N  
S E



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

75.6 m<sup>2</sup>  
813 ft<sup>2</sup>

Reduced headroom

0.4 m<sup>2</sup>  
4 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.