









Occupying a sought after position on this popular residential development of Havelock Park. This superb three bedroom extended semi detached home is perfect for first time buyers and families alike, the internal accommodation comprises lounge opening through to beautiful modern kitchen and dining area with Bi-folding doors out onto the decked seating area, three first floor bedrooms and a bathroom. Externally to the front garden with drive and garage whilst to the rear a garden mainly laid to lawn with delightful decked seating area. The property is conveniently located for major routes to the A19, Nissan, Doxford International Business Park and the City Centre. Immediate internal inspection is highly recommended to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

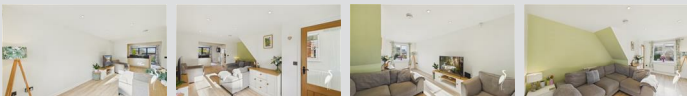
## Entrance Porch

Double glazed windows and inner UPVC door to lobby.

## Lobby

Radiator, double glazed window to side and stairs to first floor.

## Lounge



Double glazed window to front and 2x radiators. Open plan into kitchen.

## Kitchen



Range of modern soft closing wall and base units with countertops over incorporating 1 1/2 bowl under mount sink and drainer unit with mixer tap. Integrated double oven, five ring gas hob with cooker hood and low level fridge. Open plan into dining area.

## Dining Area



Double glazed Bi-folding doors leading onto decked seating area, Velux window and radiator. Door to Utility.

## Utility



Providing space for fridge freezer and washing machine. Doors to garage and WC. Velux window and UPVC door to rear.

## Ground Floor WC



Low level WC and washbasin, radiator and double glazed window.

## First Floor Landing



Access point to loft and storage cupboard.

## Bedroom 1



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

## Bedroom 2



Double glazed window to front and radiator.

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



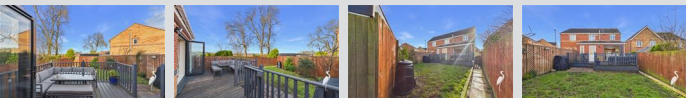
Double glazed window to rear and radiator.

## Bathroom



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

## Outside



Lawned garden to the front with gravelled driveway providing off street parking. Delightful garden laid mainly to lawn with raised decked seating patio and block paved areas.

## Garage

Providing additional storage space. Access via up and over shutter door .

## 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

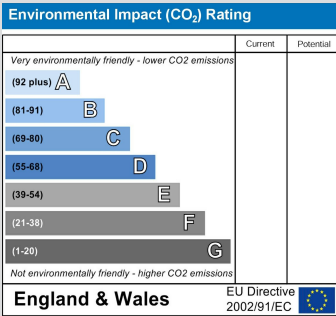
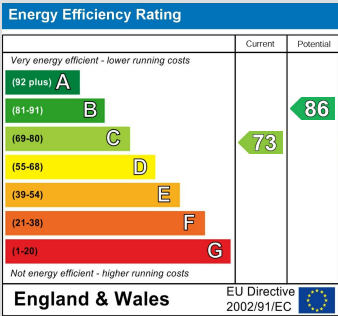
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

## 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.



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



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



Ground Floor



First Floor



**Approximate total area<sup>TM</sup>**

97 m<sup>2</sup>  
1045 ft<sup>2</sup>

**Balconies and terraces**

15.8 m<sup>2</sup>  
170 ft<sup>2</sup>

**Reduced headroom**

1.4 m<sup>2</sup>  
15 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.

GIRAFFE360