









A superb three bedroom mid terraced house is situated in this popular residential area providing easy access to local amenities, Sunderland City Centre and to Sunderland Royal Hospital and as well as offering excellent transport links. Internally the ground floor briefly includes a hall, lounge, dining room and a modern fitted kitchen, whilst to the first floor there are three bedrooms and a bathroom/wc. Externally there is a forecourt to the front and an enclosed garden to the rear. With no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Reception Hall



Radiator and stairs to first floor with storage under.

Lounge 11'9" x 14'8"



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

Dining Room 11'10" x 12'11"



Double glazed to rear and radiator.

Kitchen 5'5" x 14'10"



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

First Floor Landing



Access point to loft and radiator.

Bedroom 1 11'5" x 12'1"



Double glazed window to front and radiator.

Bedroom 2 8'11" x 9'7"



Double glazed window to rear, radiator and built in mirrored fronted sliding door wardrobes.

Bedroom 3 6'1" x 8'11"



Double glazed window to front and radiator.

Bathroom



Bath with shower over, low level wc and wash basin. Radiator and double glazed window to rear.

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MAIN ROOMS AND DIMENSIONS

Outside



Low maintenance courtyard 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

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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

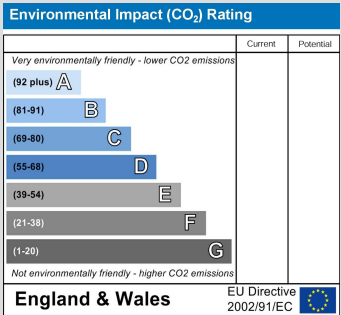
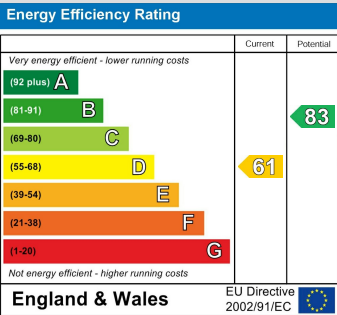
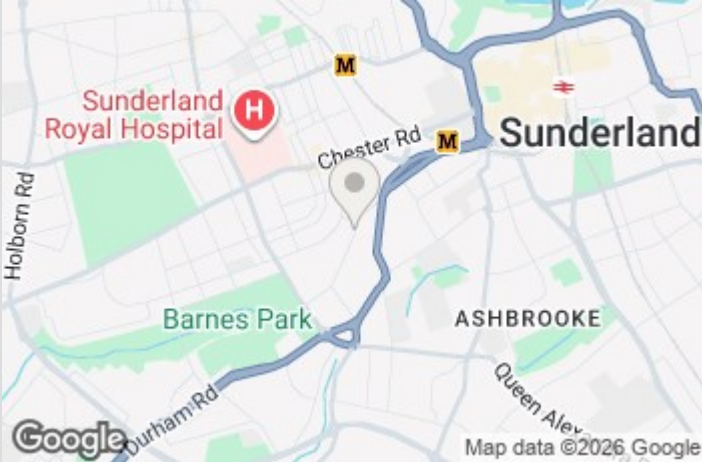
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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Ground Floor



First Floor

Approximate total area⁽¹⁾

80.6 m²

868 ft²

(1) Excluding balconies and terraces

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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