









This superb larger style three bedroom semi detached home situated along this popular street set within the heart of Hasting Hill, offers wonderful family sized living accommodation and decorated to a good standard throughout. Comprising entrance hall, open plan lounge and dining room with contemporary kitchen, conservatory and cloakroom/WC, 3 first floor bedrooms and a fabulous family bathroom. Externally there is a garden to the front with driveway and garage whilst to the rear a delightful enclosed garden with a composite decked seating area. Set close to the A19 offering excellent commuting links through to Newcastle Upon Tyne and Durham City, the property is also well placed for Sunderland City Centre, Doxford International Business Park, Nissan and Amazon. Something quite special, this wonderful home is guaranteed to impress all who view!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via composite entrance door.

Entrance Hall



Stairs to first floor and double doors opening into lounge.

Lounge/Dining Room 25'0" x 11'0"



Double glazed bay window to front, 2x radiators and feature fireplace. Double glazed UPVC French door to conservatory. Open plan archway into kitchen.

Kitchen 14'0" x 8'2"



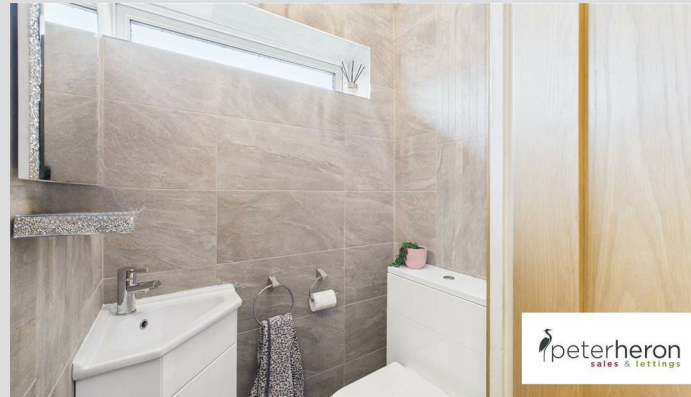
Range of wood effect wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood, microwave, Washing machine, dishwasher and fridge freezer. Double glazed window rear and UPVC door to garage.

Conservatory 13'1" x 8'4"



Double glazed windows and UPVC door to rear.

Cloakroom/WC



Low level Wc and washbasin set into vanity unit, double glazed window to front.

First Floor Landing



Double glazed windows to side and access point to loft.

Bedroom 1 12'0" x 10'5"



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

Bedroom 2 10'11" x 10'6"



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

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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 8'9" x 7'10"



Double glazed window to front and radiator.

Bathroom



Low level WC, washbasin set into vanity unit with LED mirror, panel bath with waterfall shower over, column radiator and 2x double glazed windows.

Outside



Garden to the front featuring artificial lawn areas, driveway providing off street parking with access to garage. Attractive rear garden with artificial lawns and composite decked seating area.

Council Tax Band

The Council Tax Band is Band C.

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 0191 510 3323 or book viewing online at peterheron.co.uk

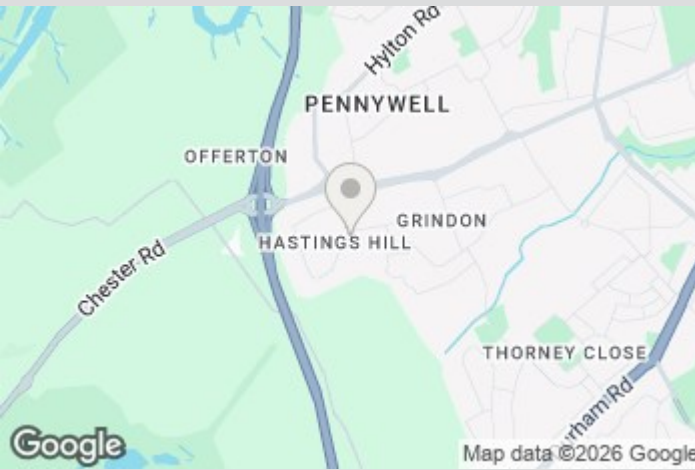
Opening Times

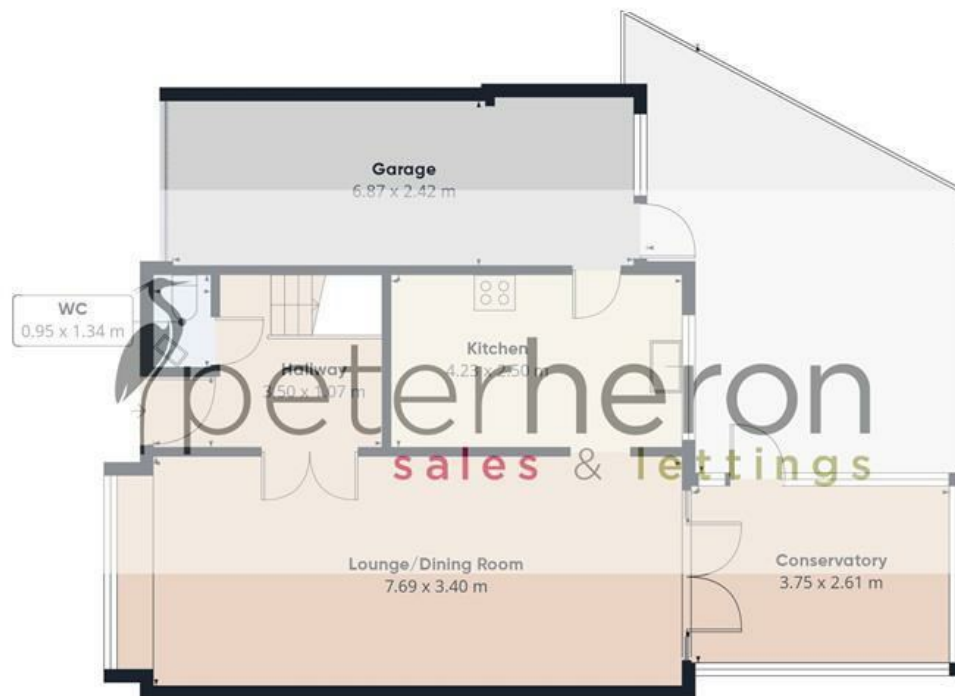
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





Floor 0



Floor 1

Approximate total area⁽¹⁾

117.3 m²

Balconies and terraces

23.2 m²

(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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