









An impressive three bedroom end link house with a fabulous loft space, ideally situated within this popular area of Farringdon. Internally the well presented accommodation includes a hall with staircase to the first floor, a lounge to the front and a superb 17ft modern fitted breakfasting kitchen with French door to the rear garden. On the first floor there is a contemporary bathroom and three bedrooms, one with a staircase to the loft space featuring two Velux windows and a radiator. Externally there is a block-paved garden to the front and a delightful low maintenance garden to the rear with artificial grass and decked areas. Features of the property include gas central heating to radiators and double glazing. This ideal location provides convenient access to local amenities, shops and schools as well as offering links to Sunderland City Centre, Doxford International Business Park and major road connections including the A19. We highly recommend arranging a viewing the accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall



Stairs to first floor with storage under.

Lounge



Double glazed bay window to front and radiator.

Kitchen/Diner 8'5" x 18'1"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer

with mixer tap. Space for oven, fridge freezer and washing machine. Radiator, double glazed window and French patio doors to rear.

First Floor Landing



Bedroom 1 10'4" x 12'4"



Double glazed window to front, radiator and storage cupboard.

Bedroom 2 7'0" x 10'10"



Double glazed window to rear and radiator.

Bedroom 3 10'4" x 6'3"



Double glazed windows to front and side, and radiator and stairs to loft space.

Bathroom



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

Tried. Trusted. Recommended.

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

Visit www.peterheron.co.uk or call 0191 510 3323

MAIN ROOMS AND DIMENSIONS

Loft Space



2x Velux windows, 3x storage cupboards and radiator.

Outside



Paved garden to the front, whilst to the rear an attractive tiered garden.

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 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

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Tried. Trusted. Recommended.

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

Visit www.peterheron.co.uk or call 0191 510 3323

