









An impressive three bedroom semi-detached house, occupying a delightful cul-de-sac position within this popular and convenient location. Internally the well-presented accommodation includes an entrance lobby, a generous lounge through dining room, an impressive contemporary fitted kitchen and a pleasant conservatory that overlooks the garden. On the first floor there are three bedrooms and a modern family bathroom/wc. Externally there is a driveway to the front providing off street parking and a beautiful garden to the rear with a lawn, attractive patios and a covered outdoor entertaining area. There is an attached former garage that has been divided into two excellent store areas, one with a remote control roller shutter to the front and the other with French doors to the rear garden. The property is well placed for local amenities, shops and schools, as well as being within easy access of Sunderland City Centre, Sunderland Royal Hospital and transport connections. We highly advise early viewing to appreciate the accommodation on offer and to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

## Entrance Hall



Staircase to first floor and radiator.

## Lounge/Dining Room 13'6" x 11'10" plus 9'5" x 6'11"



Double glazed window to front, 2x radiators. Door to conservatory. Access to kitchen.

## Conservatory



Double glazed window and door to garden, radiator.

## Kitchen 9'2" x 7'8"



Wall and base units with work surfaces over incorporating sink and drainer, integrated appliances include oven and hob, space for fridge freezer, double glazed window to rear.

## First Floor Landing



Double glazed window to side.

## Bedroom 1 11'2" x 7'11"



Double glazed window to front, radiator and fitted wardrobes.

## Bedroom 2 9'4" x 7'10"



Double glazed window to rear and radiator.

## Bedroom 3 7'11" x 6'7"



Double glazed window to front, radiator and fitted wardrobes.

## Bathroom



Low level WC, pedestal washbasin and panel bath with electric shower over, chrome ladder style radiator, part tiled walls, tiled floor and double glazed window to rear.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Garden to the front with driveway leading to attached single garage. Lawned garden to the rear patio seating areas.

## Store



There is an attached former garage that has been divided into two excellent store areas, one with a remote control roller shutter to the front and the other with French doors to the rear garden.

## 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](http://peterheron.co.uk)

## Opening Times

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

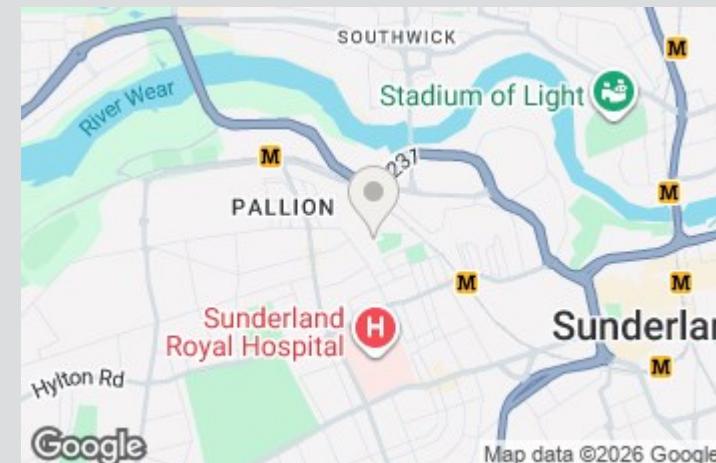
## Ombudsman

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	

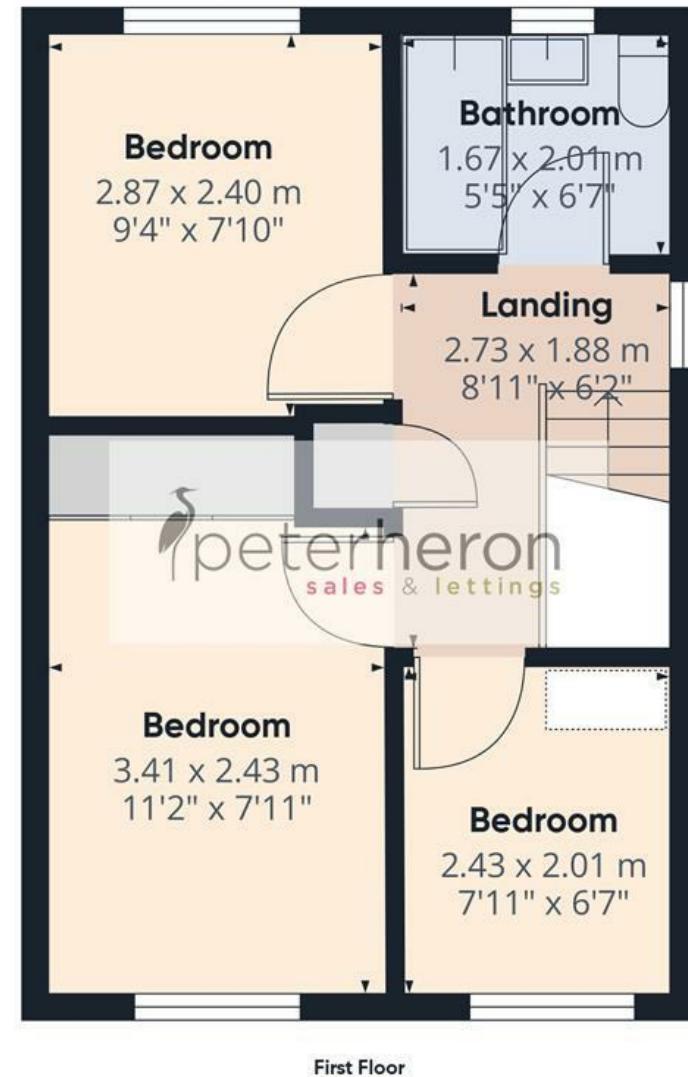
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales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



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

78.8 m<sup>2</sup>

848 ft<sup>2</sup>

(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.