Joan Avenue, Grangetown, Sunderland

Offers over £179,950

FRANKS

This extended three bedroom semi-detached house, provides spacious and well presented accommodation within this popular and convenient location. Internally the attractive accommodation briefly includes an entrance lobby, lounge to the front with a bay window, a separate dining room with French doors to the rear garden, a superb contemporary fitted kitchen and a useful utility. To the first floor there are three well-proportioned bedrooms and a family bathroom/wc. Externally there is garden to the front with a driveway, a store and a generous garden to the rear. The property is conveniently located with excellent amenities, shops and schools, as well as offering links to Sunderland City Centre and major road links including the A19. Viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Entrance Lobby
Radiator and stairs to first floor. Door to lounge.

Lounge 13'4" x 14'5"

Double glazed bay window to front and double radiator. Door to dining room.

Dining Room 16'5" x 8'8"

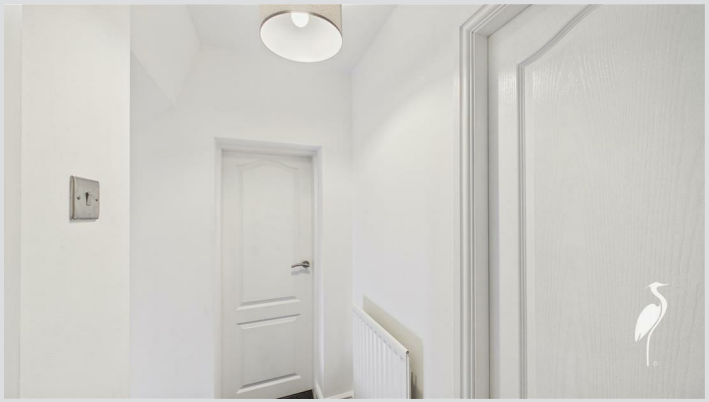
UPVC double glazed French patio doors to rear, double radiator and door to kitchen.

Kitchen 7'8" x 10'11"

Range of wall and base units with countertops over incorporating 1 1/2 bowl undermount sink and drainer with mixer tap. Integrated oven, gas hob and hood and a dishwasher. 3x double glazed windows and UPVC door to rear. Radiator and door to utility.

Utility 7'6" x 7'1"
Base units with countertops over providing space for washing machine, tumble dryer and fridge freezer.

First Floor Landing



Radiator and access point to loft.

Bedroom 1 13'1" x 10'6"

Double glazed bay window to front, double radiator and storage cupboard.

Bedroom 2 7'5" x 21'5"

2x double glazed windows to front and rear, and double radiator.

Bedroom 3 8'10" x 10'4"

Double glazed window to rear and radiator.

Bathroom

Low level WC, washbasin and bath with dual head waterfall shower over, chrome heated towel rail and double glazed window.

MAIN ROOMS AND DIMENSIONS

Outside

Extremely Generously sized rear garden laid mainly to lawn with block paved and gravelled areas. Low maintenance front garden with gravelled area and a driveway providing off street parking.

Store
Access via and electric roller shutter door with wooden door to utility.

Council Tax Band
The Council Tax Band is Band B.

Tenure LH
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 25/03/1936 and the Ground Rent is £3.10 per annum.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Important Notice - Particulars
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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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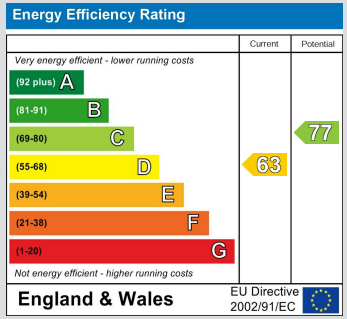
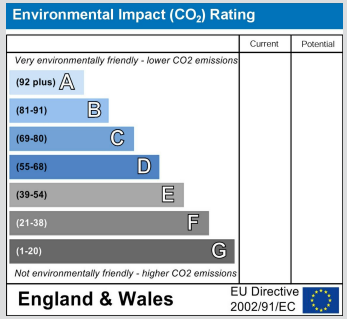
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

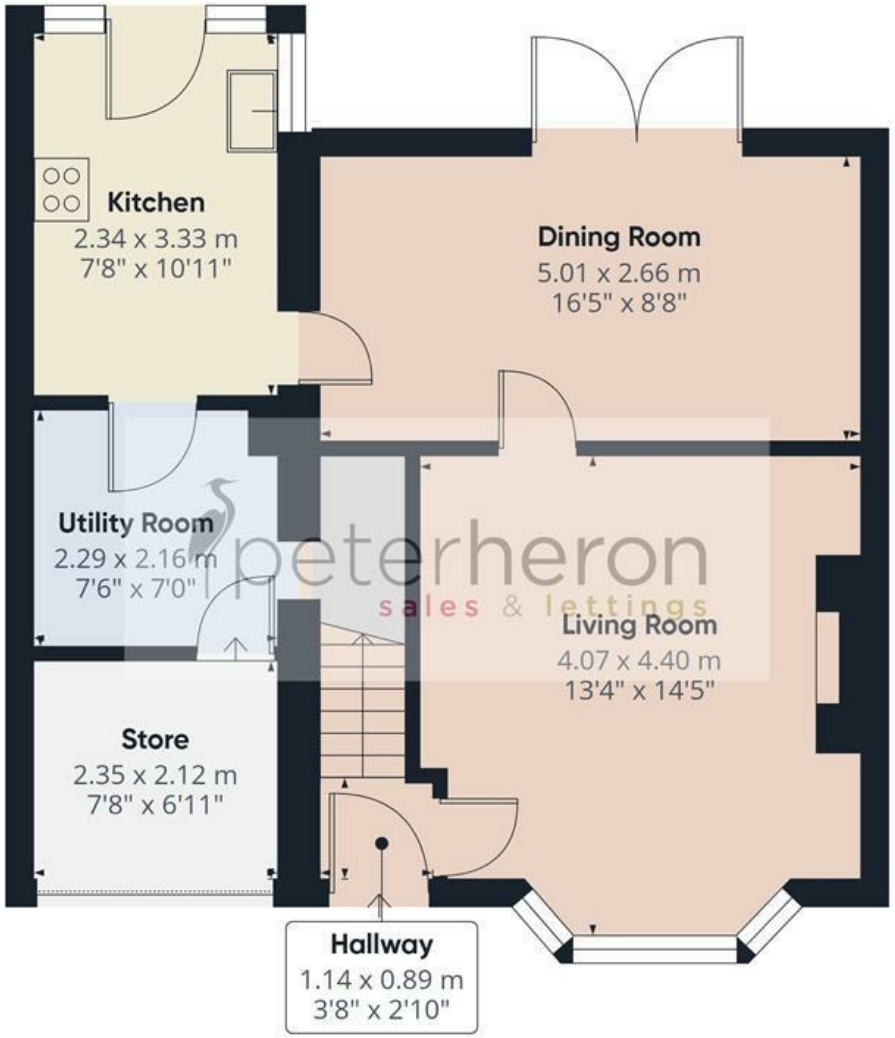
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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

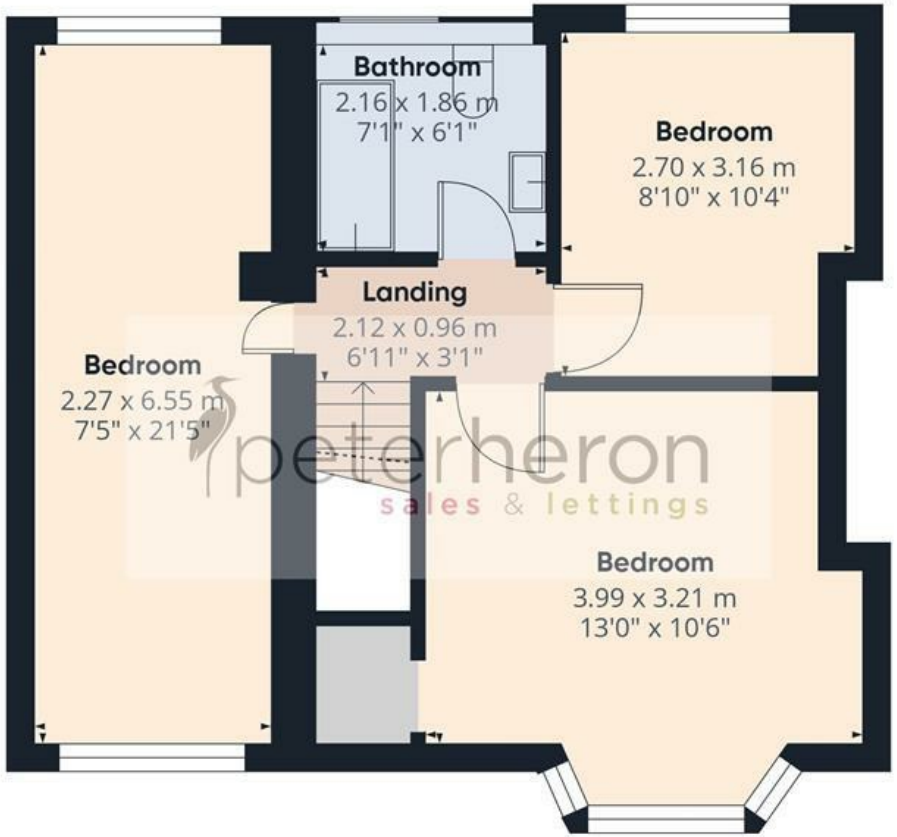
Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.







Ground Floor



First Floor

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E

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Approximate total area(1)

95.1 m²

1023 ft²

(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.

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