









An attractive three bedroom mid terraced home semi-detached house, set back from the road within this popular area of Farringdon. Neatly presented the property internally comprises entrance hall, lounge, kitchen/diner, three first floor bedrooms, wet room and separate WC. Benefits of the property include gas central heating, double glazing and gardens to the front and rear. 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. No upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall

Radiator, staircase to first floor and door to lounge.

Lounge 12'4" x 12'1"



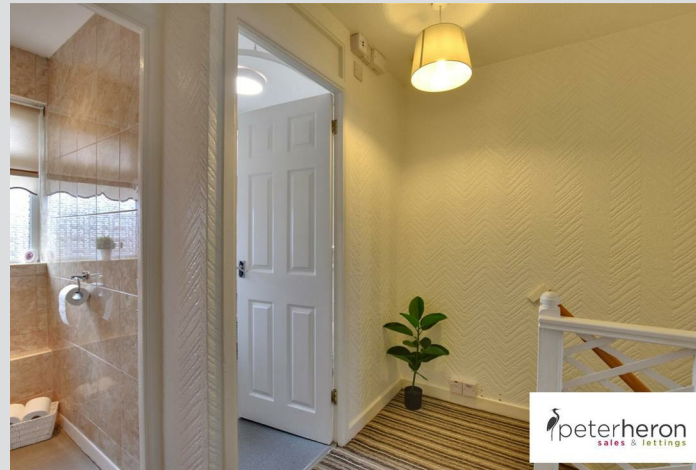
Double glazed bay window to front, feature electric fire, radiator and storage cupboard. Door to kitchen/diner.

Kitchen/Diner 15'6" x 8'0"



Range of wall and base units with countertops over incorporating single bowl stainless steel sink and drainer with mixer tap. Space provided for an oven, fridge freezer, washing machine and dishwasher. Pantry cupboard and radiator. Double glazed window and UPVC door to rear.

First Floor Landing



Access hatch to loft.

Bedroom 1 12'9" x 10'5"



Two double glazed windows to front and radiator.

Bedroom 2 10'5" x 7'6"



Double glazed window to rear and radiator.

Bedroom 3 9'9" x 8'9"



Double glazed window to front, radiator storage cupboard.

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MAIN ROOMS AND DIMENSIONS

Wet Room



Washbasin and shower, double glazed window to rear.

Separate WC



Low level WC, double glazed window to rear.

Outside



Gardens to the front and rear.

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

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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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MAIN ROOMS AND DIMENSIONS

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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



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