









A three bedroom semi-detached house, ideally situated within this ever popular area in Farringdon. Internally comprising of a hall with staircase to the first floor, lounge through dining room and a kitchen whilst to the first floor there are three bedrooms, bathroom and a separate wc. Externally there are gardens to the front and rear. The property is well placed for a range of amenities including shops and schools, as well as offering transport connections to surrounding areas.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Hall

Staircase to first floor with storage under, and radiator.

Lounge 13'8" x 10'9"



Double glazed window to front, radiator and feature electric fire. Open plan into dining room.

Dining Room 8'10" x 8'5"



UPVC double glazed French doors to rear and radiator. Door to kitchen.

Kitchen 8'9" x 7'6"



Base units with counter tops over incorporating a stainless steel single bowl sink and drainer unit, space provided for the inclusion of an oven and fridge freezer. Double radiator, single glazed window and wooden door to rear.

First Floor Landing

Access hatch to loft and doors to bedrooms one two and three, bathroom and separate WC.

Bedroom 1 14'1" x 9'3"



Double glazed window to front and a radiator.

Bedroom 2 9'2" x 8'7"



Single glazed window to rear and a radiator.

Bedroom 3 9'7" x 7'8" max



Double glazed window to front and built in storage cupboard.

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

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

MAIN ROOMS AND DIMENSIONS

Bathroom



Wash hand basin, bath, radiator and a single glazed window.

Separate WC



Low level WC and a single glazed window.

Outside



Low maintenance garden to the front and garden to the rear with an outhouse.

Tenure FH

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax is Band A.

Important Notice

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.

Viewings Fst

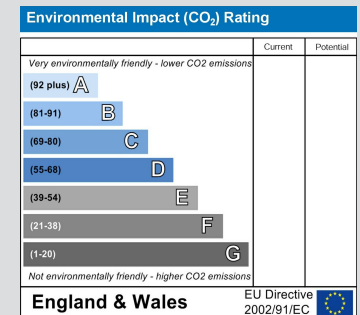
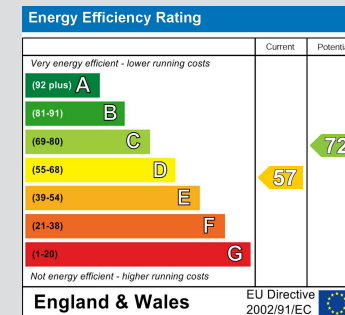
To arrange an appointment to view this property contact our Fawcett Street branch on .

Opening Times

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

Ombudsman

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



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

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

MAIN ROOMS AND DIMENSIONS



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

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

