

A well-presented three bedroom mid terrace house, featuring a garage and attractive rear garden, occupying a pleasant cul-de-sac position within this ever popular area. Internally the accommodation on the ground floor includes a hall with staircase to the first floor, two generous reception rooms and a modern fitted kitchen. On the first floor there are three bedrooms and a family bathroom/wc. Externally there is a small garden to the front, an established garden to the rear and a garage. The property benefits from double glazing, gas central heating to radiators and an excellent loft space, accessed via fixed stairs from the first floor landing. This convenient location is close to local amenities, shops and schools as well as offering access to Sunderland City Centre and transport connections. We highly advise early viewing.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

## Entrance Hall



Stairs to first floor, radiator, and feature single glazed glass window.

## Dining Room 12'5" x 10'6"

Double glazed bay window to the front, 2x radiators and feature fireplace with living flame effect gas fire.

## Lounge 13'6" x 15'1"



Double glazed French door leading out to the rear garden, double glazed windows to either side, radiator, and an attractive fireplace with living flame effect gas fire.

## Kitchen 6'11" x 15'2"



Fitted with a range of modern wall and base units with work surface over incorporating a sink and drainer unit, integrated

appliances include an electric oven, electric hob with extractor over, fridge and freezer, space has been provided for the inclusion of washing machine, double glazed external door to the rear garden and double glazed window to rear. Door to lounge/dining room.

## First Floor Landing

Fixed staircase leading to loft space.

## Bedroom 1 10'6" x 11'1"



Double glazed window to the rear, radiator and fitted wardrobes.

## Bedroom 2 10'6" x 10'5"



Double glazed window to the front, radiator and fitted wardrobes.

## Bedroom 3 7'10" x 7'6"



Double glazed window to the front and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Modern suite with low level WC, pedestal washbasin and P shaped panel bath with electric shower over, tiled walls and floor, radiator and double glazed window.

## Loft Space 19'6" x 11'1"

An excellent loft space accessed via fixed stairs from the first floor landing, 2x Velux windows, the space has been floored and plastered out and benefits from power and lighting.

## Outside



To the front of the property there is a small garden whilst to the rear there is a delightful mature garden and with gated access to the rear lane.

## Garage 9'1" x 18'1"

Access via an electric roller shutter access door, there is

also a door to the garden and access to the garage is from the rear service lane.

## 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.

## Rent Charge

We have been advised by our clients there is a rent charge to Sunderland Council of £1.75 per annum. 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.

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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

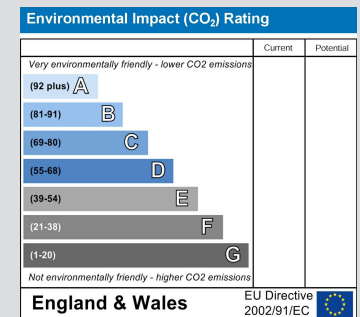
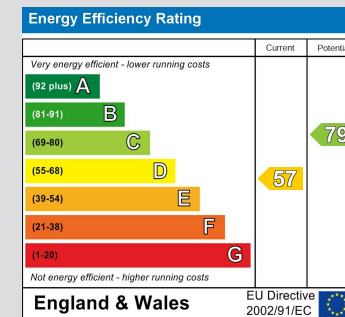
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.

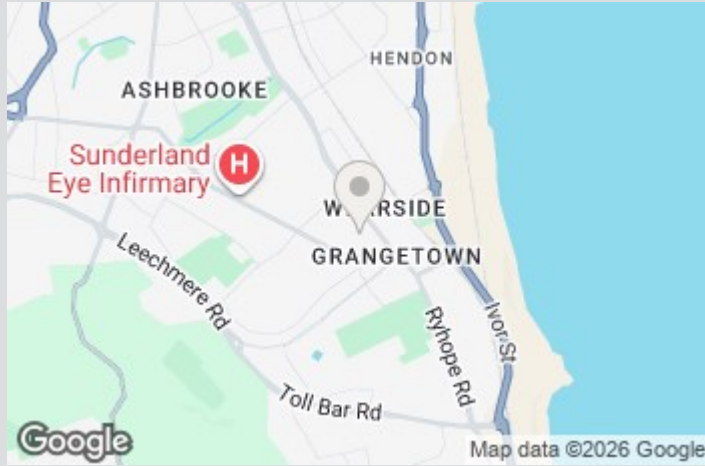


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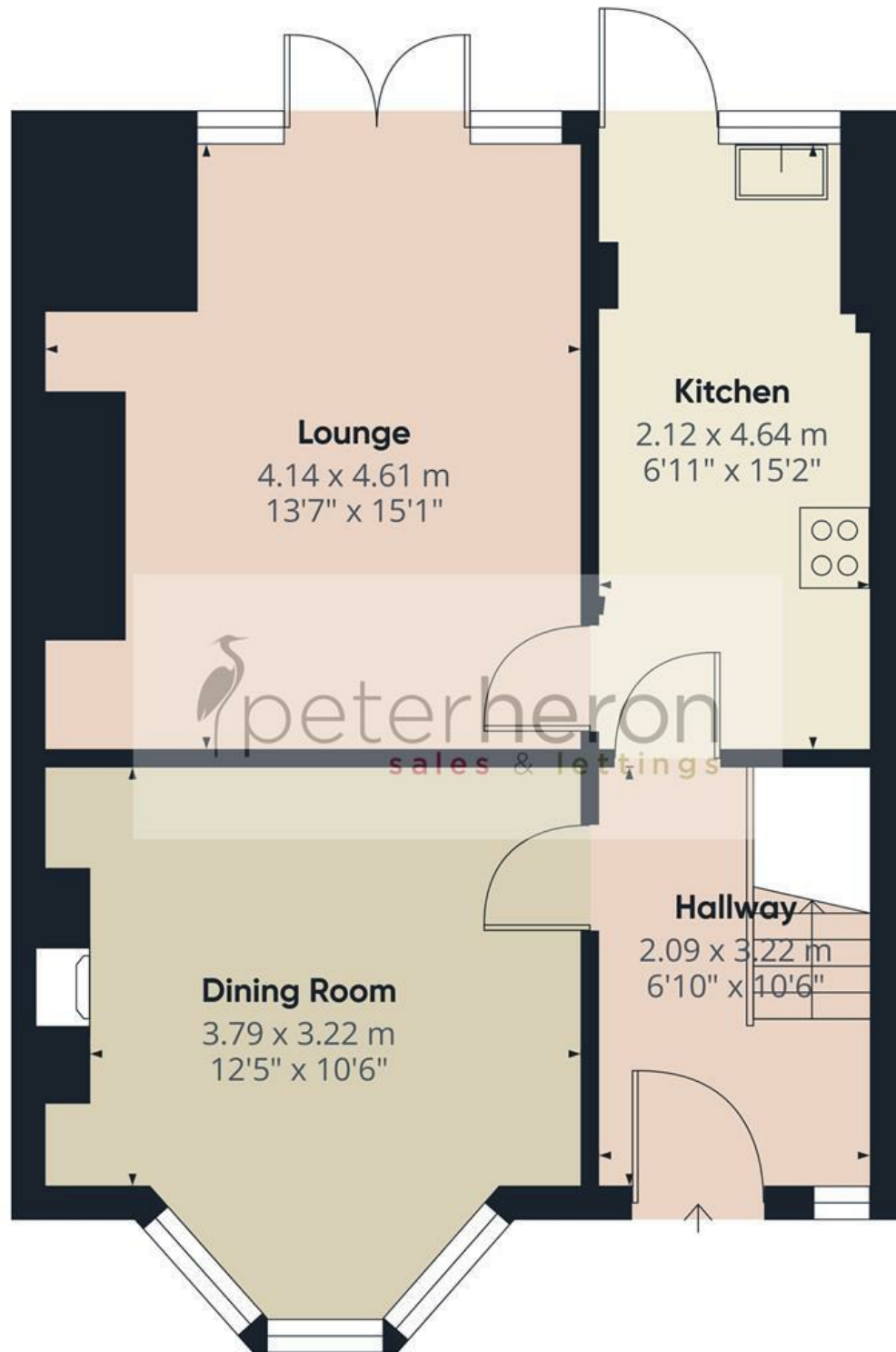
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Approximate total area<sup>(1)</sup>

48.7 m<sup>2</sup>

524 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.

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