















A beautifully presented three bedroom semi-detached house with a superb rear garden, situated within the popular Havelock Park. Internally the immaculate accommodation includes a hall, a cloakroom/wc, attractive lounge to the front and a modern breakfasting kitchen to the rear with doors out to the garden. On the first floor there are three bedrooms and a bathroom/wc. Benefits of the property includes double glazed windows, gas central heating to radiators, garden to the front with a driveway and a wonderful garden to the rear, laid mainly to lawn. This popular location is ideally placed for local amenities as well as offering excellent connections to Sunderland Royal Hospital, Sunderland City Centre and major road connections. Viewing is essential to appreciate the quality of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

### Entrance Lobby



Stairs to first floor, radiator and a door to the living room.

### Living Room 10'4" x 14'7"



Double glazed window to the front radiator and a door to the inner hall.

### Inner Hall

Doors to the WC and to the kitchen/diner.

## Ground Floor WC



Low level WC, mini wash hand basin and a radiator.

### Kitchen/Diner 13'6" x 10'5"



Contemporary kitchen/diner fitted with modern wall and base units with work surface over incorporating a 1/2 bowl stainless steel sink and drainer unit. Integrated appliances include an oven, gas hob with extractor fan over, space provided for the inclusion of a fridge freezer and a washing machine. Cupboard concealing boiler, double glazed window to the rear, double radiator and double glazed sliding door to the rear garden.

## First Floor Landing



Access hatch to loft and doors leading to the three bedrooms and bathroom.

### Bedroom 1 13'8" x 8'2"



2x Double glazed windows to the front and a radiator.

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# MAIN ROOMS AND DIMENSIONS

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



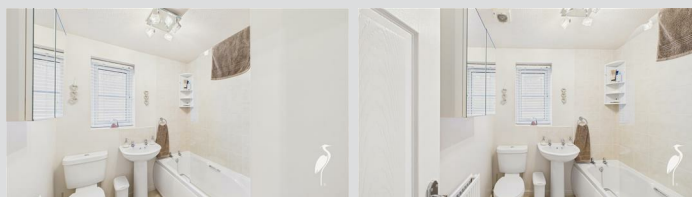
Double glazed window to the rear and a radiator.

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



Double glazed window to the rear and a radiator.

## Bathroom



Low level WC, wash hand basin, bath with overhead shower, part tiled walls, tiled floor, fitted cabinet, double glazed window to the rear and a radiator.

## Outside



To the front there is an attractive garden with a gravelled driveway whilst to the rear is a superb generous garden laid mainly to lawn with a delightful patio area and planted borders.

## 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.

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

## Opening Times

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


## Ombudsman


Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

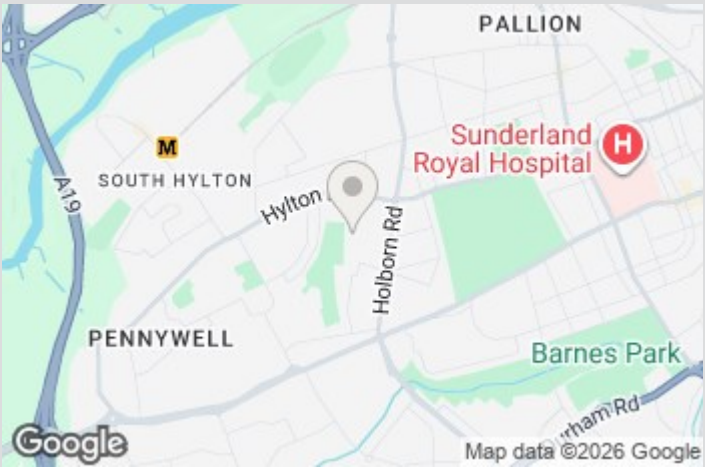
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# MAIN ROOMS AND DIMENSIONS

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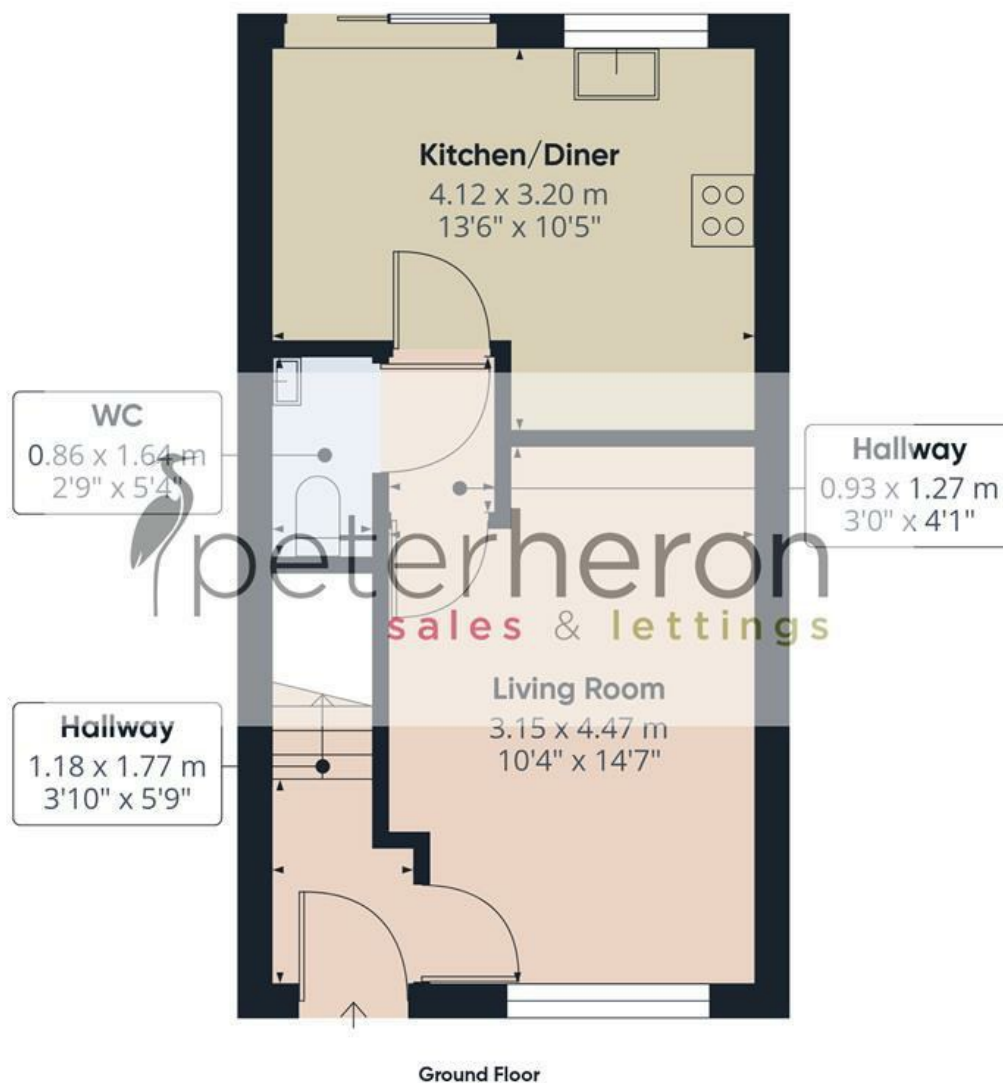
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Approximate total area<sup>(1)</sup>

60.9 m<sup>2</sup>  
656 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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