









A superb three bedroom semi detached house, featuring a generous garden and garage located in a separate block. Internally the accommodation includes an entrance hall with staircase to the first floor, a lounge to the front opening through to dining room and kitchen. To the first floor there are three bedrooms and a shower room/wc. Externally there is a garden to the front with driveway providing off street parking and a garden to the rear mainly laid to lawn. Occupying a pleasant cul-de-sac position, this convenient location is close to local amenities, shops and schools as well as offering transport links to surrounding areas. With no upper chain involved, we highly advise early viewing to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

### Entrance Hall



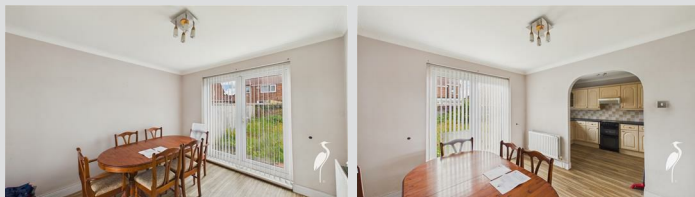
Radiator, stairs to first floor with storage under and door to lounge.

### Lounge



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

### Dining Room



UPVC double glazed French patio doors to rear, double radiator and open plan into kitchen.

### Kitchen



Fitted with a range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Space for an oven, washing machine and fridge freezer. Double glazed window to rear and wall mounted Baxi boiler.

### First Floor Landing



Double glazed window to side.

### Bedroom 1



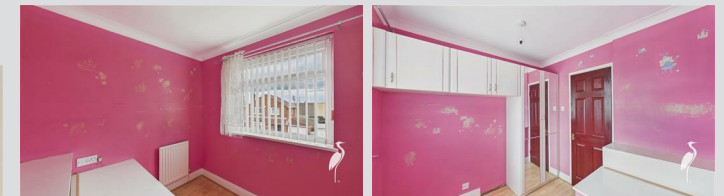
Double glazed window to front, built in wardrobes and radiator.

### Bedroom 2



Double glazed window rear, built in wardrobes and radiator.

### Bedroom 3



Double glazed window to front, built in storage and radiator.

### Shower Room



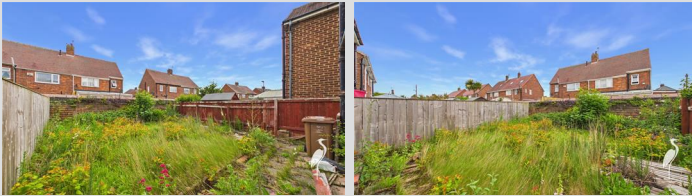
Low level WC, washbasin and dual head waterfall shower, double glazed window to rear and radiator.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **01915103323**

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# MAIN ROOMS AND DIMENSIONS

## Outside



Garden to the front with driveway providing off street parking, to the rear there is a good sized garden with lawned and block paved areas. Garage located in a nearby block.

### Council Tax Band

The Council Tax Band is Band B.

### Tenure Leasehold

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 1/1/1964 and the Ground Rent is £TBC.

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

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.

### 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

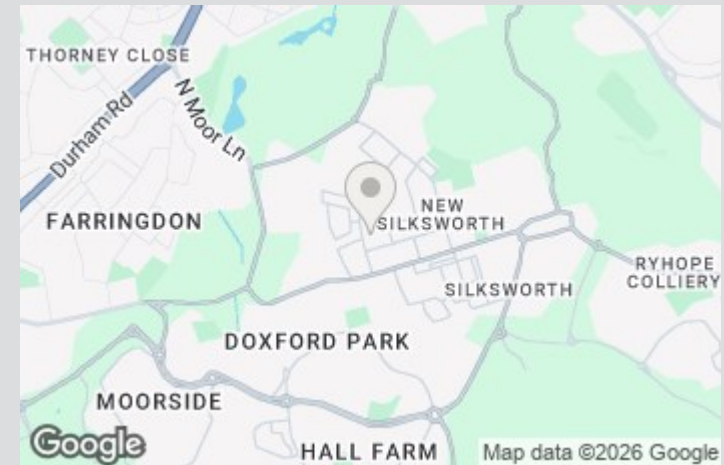
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

### Ombudsman

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

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 CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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

75.6 m<sup>2</sup>  
814 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.

