









A stunning three bedroom, two reception room mid terrace home, conveniently situated for the nearby shopping facilities on Chester Road. Internally the upgraded and modernised interior briefly comprises to the ground floor of a hall, attractive lounge with a bay window, dining room and a fabulous fitted kitchen. To the first floor there are three bedrooms and an impressive bathroom/wc, incorporating a walk in shower. Externally there is a forecourt to the front and a delightful enclosed courtyard to the rear with a decked area. The property is ideally situated for local amenities, Sunderland City Centre and transport links. With no upper chain involved, early viewing is highly recommended to appreciate the quality of accommodation and to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Lobby

Inner door to hall.

Reception Hall



Double radiator and stairs to first floor.

Lounge 12'4" x 11'2"



Double glazed bay window to front and double radiator. Opening into dining room.

Dining Room 13'2" x 11'3"



Double glazed window to rear, double radiator, wood burning stove and storage cupboard. Door to kitchen.

Kitchen 7'9" x 10'3"



Fitted with a range of modern walk and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated oven, electric hob and hood. Space provided for a low level fridge and freezer and a washing machine. Radiator, double glazed window and UPVC door to rear.

Half Landing



Bathroom 7'11" x 10'5"



Low level WC and washbasin vanity unit, bath with shower tap, and walk in shower cubicle, double radiator and double glazed window.

First Floor Landing



Storage cupboard and access point to loft.

Bedroom 1 9'1" x 11'5"



Double glazed window to rear, double radiator and storage cupboard.

Bedroom 2 7'10" x 11'2"



Double glazed window to front and double radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 7'0" x 8'0"



Skylight window and double radiator.

Outside



Low maintained courtyard with a decked seating area and electric roller shutter access door to 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 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

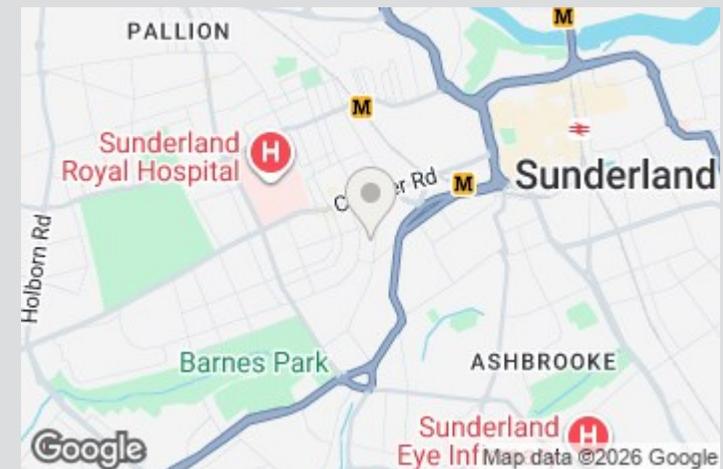
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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	

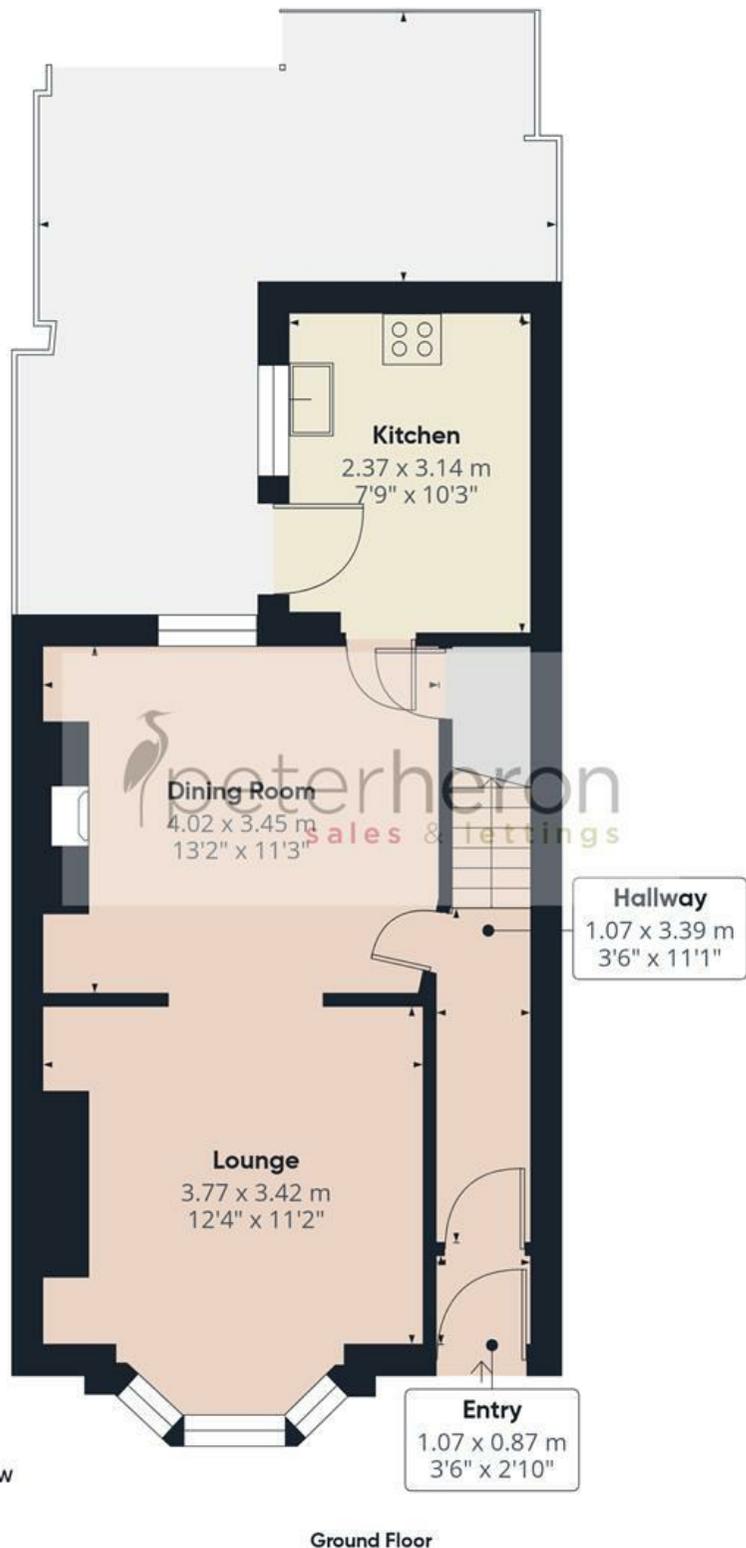
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Approximate total area⁽¹⁾

79.3 m²
854 ft²

Balconies and terraces

20.4 m²
220 ft²

(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.