









This attractive three bedroom home enjoys an open aspect to the front and provides deceptively spacious and well-appointed accommodation arranged over two floors. Internally the accommodation includes a lounge, kitchen, rear porch, three first floor bedrooms shower room and separate WC. Externally there is a lawned garden to the front and low maintenance to the rear with off street parking if required. Situated in the popular residential area of Hall Farm it is ideally located for all amenities, close to shops and schools, as well as offering excellent transport links to Sunderland city centre and local road networks. No upward chain, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Lobby

Storage cupboard. Door to lounge and kitchen.

Kitchen



Fitted with wall and base units with work surface over incorporating a sink and drainer unit with mixer tap, space for oven and hob, washing machine and fridge freezer. Two radiators and double glazed windows to the front and rear.

Rear Hall

Stairs to the first floor.

Rear Porch

Tiled floor and double glazed frosted window. Door to store.

Lounge



Double glazed bay window to the front, double glazed window to the rear, two radiators and gas fire.

First Floor Landing

Two cupboards - one concealing wall mounted combi boiler, and access point to loft.

Bedroom 1



Single glazed window to the rear, two mirror fronted sliding door wardrobes, and radiator.

Bedroom 2



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

Bedroom 3



Single glazed window to the front and radiator.

Shower Room



Pedestal washbasin and walk in shower cubicle with overhead shower over and hand held shower attachment, part UPVC lined walls, tiled floor, radiator and frosted window.

Separate WC



Low level WC, tiled floor and frosted single glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



Garden to the front laid mainly to lawn with pleasant views and to the rear is a low maintenance garden with established plants. Double gate providing off street parking if desired.

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

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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

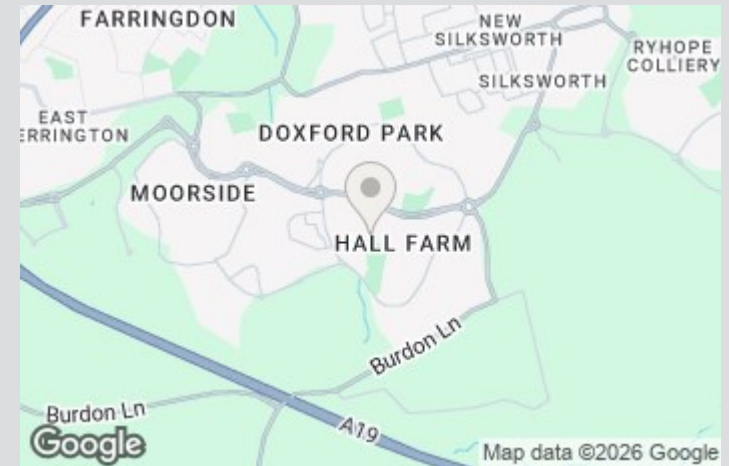
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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 (CO ₂) 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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