















An attractive three bedroom semi-detached home, situated within this ever popular area, available with immediate vacant possession and no upper chain involved. Internally the accommodation on the ground floor includes a hall with staircase to the first floor, two well-proportioned reception rooms and a kitchen whilst to the first floor there are three bedrooms, shower room and a separate wc. Externally there are superb, well-maintained gardens to the front and rear, driveway and a garage. This popular and convenient location is ideal for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. We highly advise early viewing, to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC double glazed sliding patio door.

## Entrance Porch

Inner door to hall.

## Reception Hall



Radiator and staircase to first floor with storage under.

## Lounge 12'7" x 12'5"



Double glazed window to front, radiator and feature fireplace.

## Dining Room 12'2" x 10'7"



Double glazed window to rear, radiator and feature fireplace.

## Kitchen 8'10" x 8'4"



Range of wall and base units with countertops over incorporating a single bowl sink and drainer with mixer tap. Integrated oven, hob and hood. Space for a fridge freezer. Double glazed window to rear and door to rear lobby.

## Rear Lobby

Providing space for a washing machine. Door to garage.

## First Floor Landing



Double glazed window to side.

## Bedroom 1 12'7" x 9'9"



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

## Bedroom 2 12'7" x 9'9"



Double glazed window, radiator, storage cupboard and built in mirrored fronted wardrobe.

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

**Tried. Trusted. Recommended.** City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



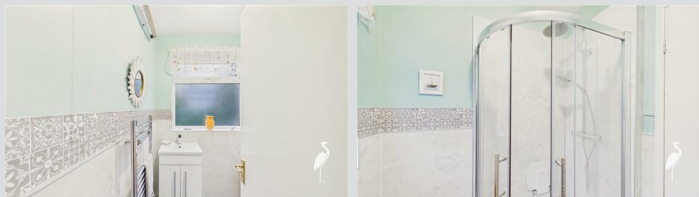
# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 9'1" x 7'10"



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

## Shower Room



Washbasin set into vanity unit and shower cubicle with dual head waterfall shower, chrome heated towel rail and double glazed window.

## Separate WC



Low level WC, double glazed window.

## Outside



Convenient, multilevel lawned rear garden. Attractive front garden with a block paved driveway providing off street parking option.

## Garage

Access via up and over door.

## Council Tax Band

The Council Tax Band is Band

## 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 23/11/1956 and the Ground Rent is £10.50 per annum.

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.

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# MAIN ROOMS AND DIMENSIONS

## Fawcett Street Viewings

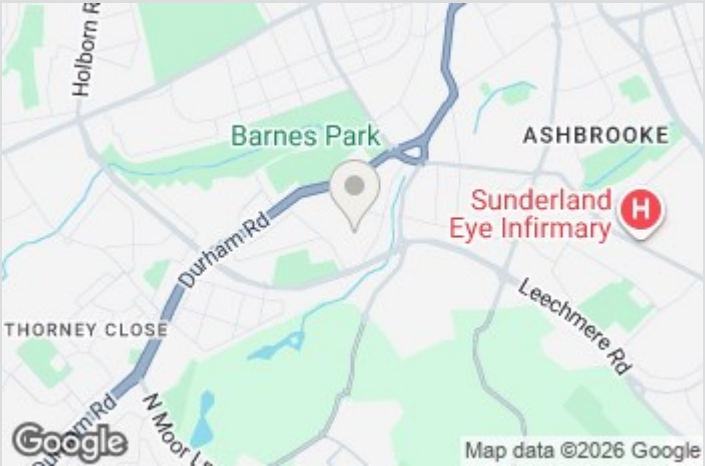
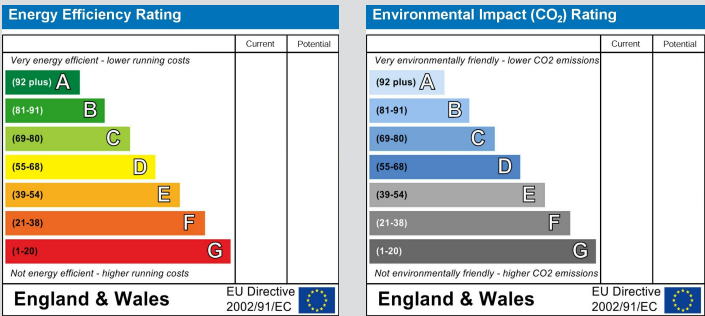
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

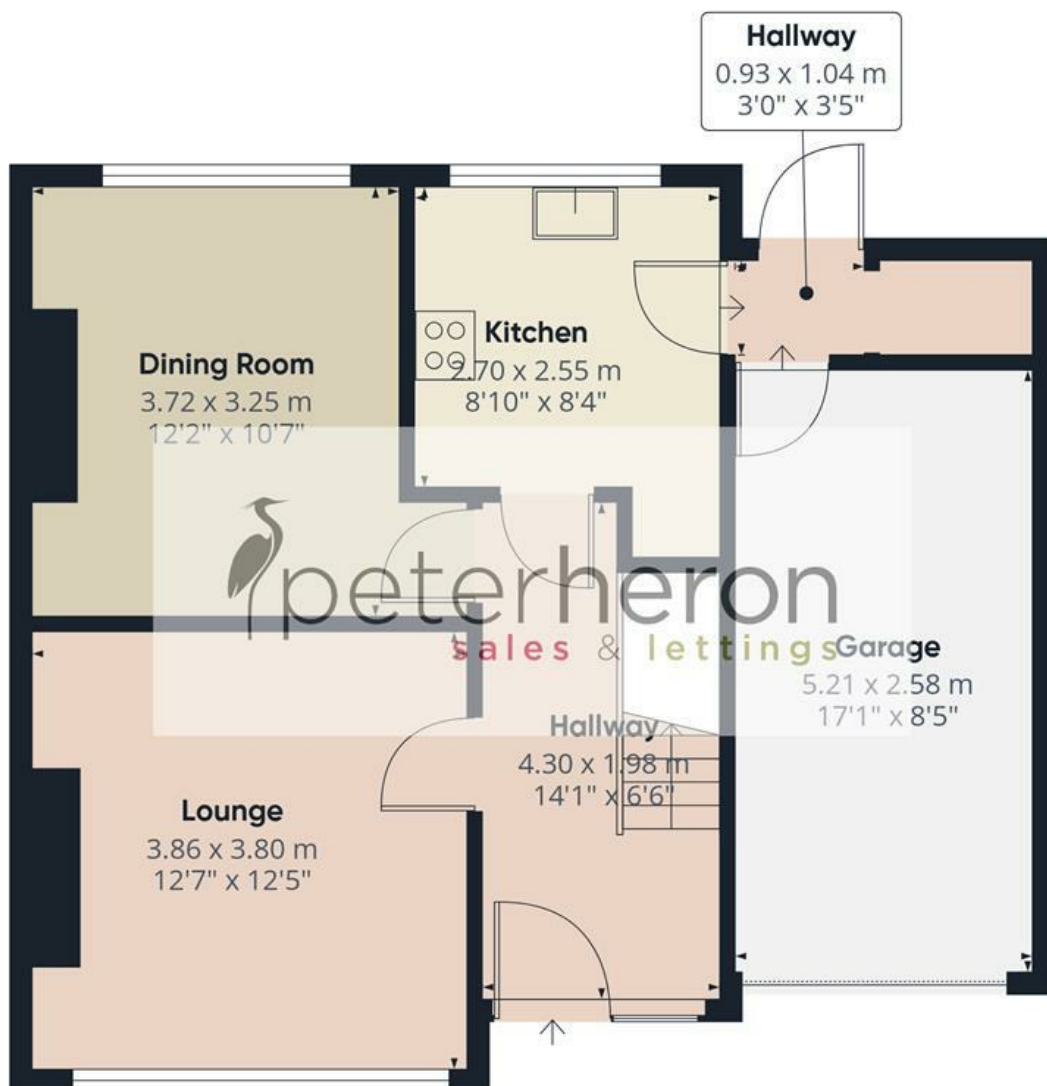
## Ombudsman

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



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Ground Floor



First Floor

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

100.4 m<sup>2</sup>  
1080 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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