









This larger than average three bedroomed semi detached house with impressive generous gardens to the rear and driveway to the front. Arranged over two floors and comprises entrance hall, lounge, dining room, conservatory, kitchen, ground floor wc and outhouse. To the first floor there are three bedrooms and a bathroom/wc. Situated in the popular residential area of Pennywell, the property is ideally located for all amenities, has excellent transport links to Sunderland City Centre and local road networks. Early viewing is recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Hall



Stairs to first floor and radiator.

Lounge



Double glazed bay window to front, radiator and wood burning stove. Open into dining room.

Dining Room



Radiator and door to kitchen. UPVC double glazed French patio doors to conservatory.

Conservatory



Double glazed windows and UPVC French patio doors to rear. Double radiator.

Kitchen



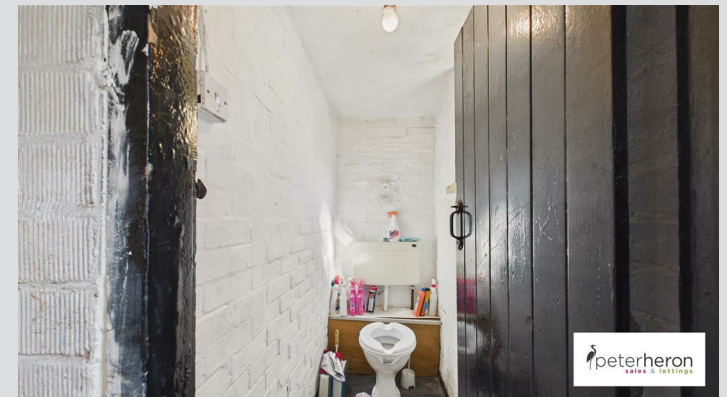
Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated cooker hood, space for an oven, fridge freezer, washing machine and tumble dryer. Wall mounted combination boiler and radiator. Double glazed window to rear and UPVC door to outhouse.

Outhouse



Double glazed window and UPVC door to front, UPVC door to rear and door to downstairs WC.

Ground Floor WC



Low level wc and double glazed window to rear.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing



Double glazed to side elevation and access point to loft.

Bedroom 1



Double glazed window to rear, radiator and storage cupboard.

Bedroom 2



Double glazed window to front and radiator.

Bedroom 3



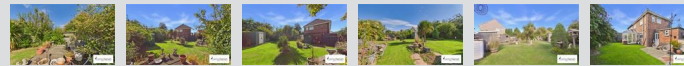
Double glazed window to front, radiator and built in mirrored fronted sliding door wardrobes.

Bathroom



Bath with rainfall shower over, low level wc and wash basin. Chrome heated towel rail and two double glazed windows to side and rear.

Outside



Block paved driveway providing off street parking to the front. Generously sized, attractive rear garden mainly laid to lawn with paved and decked areas.

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

MAIN ROOMS AND DIMENSIONS

Opening Times

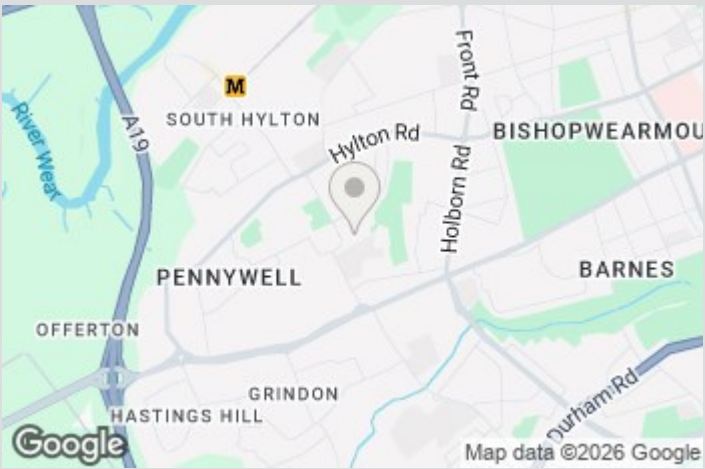
Monday to Friday 9.00am - 5.00pm
Saturday 9.00am - 12noon

Ombudsman

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

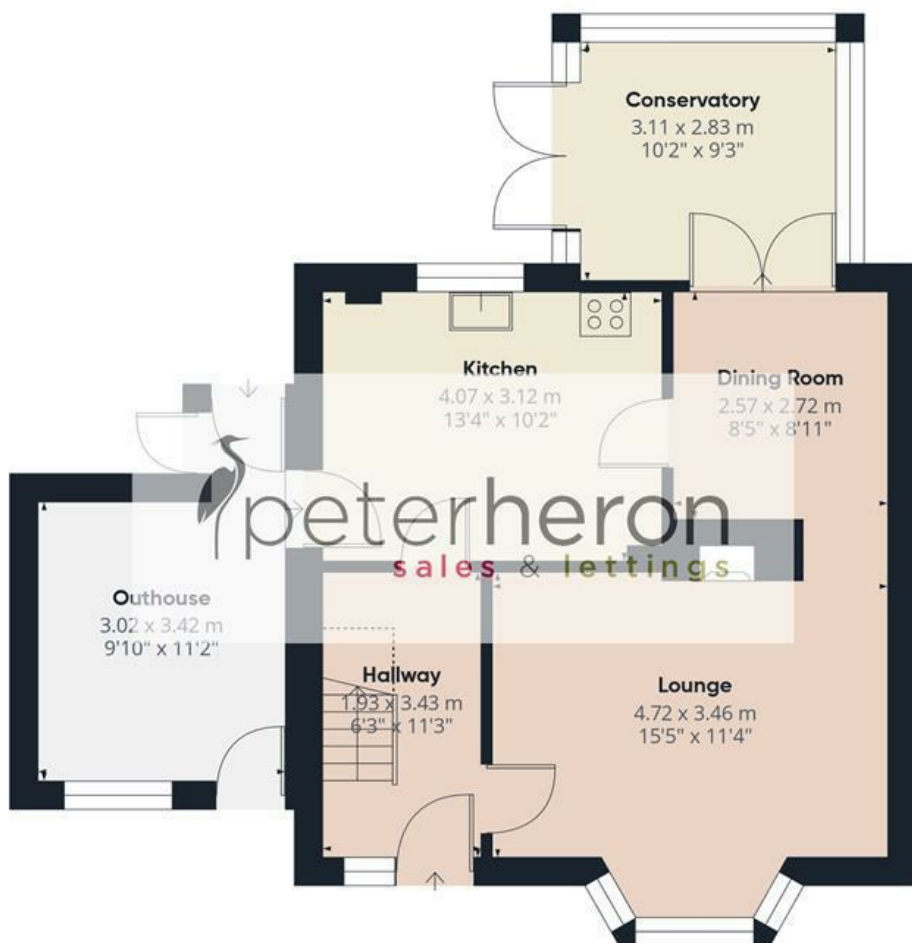
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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		
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Ground Floor



First Floor

Approximate total area⁽¹⁾

106.2 m²

1143 ft²

Reduced headroom

0.6 m²

7 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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