









Please note that we have been informed by our client that they are currently in the process of purchasing the FREEHOLD This three bedroom semi-detached house occupies a delightful cul-de-sac position within this sought after area of East Herrington. Internally the accommodation briefly comprises of an entrance porch, spacious lounge, leading through to a dining room, a kitchen and a utility. To the first floor there are three bedrooms and a bathroom/wc. Benefits of the property include gas central heating to radiators, driveway, garage and gardens to the front and rear. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. With no upper chain involved, early viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via glazed sliding door.

Entrance Porch

Inner door to lounge.

Lounge 14'1" x 14'11" into alcoves not inc staircase area



Large double glazed picture style window to front, radiator, feature fireplace, staircase to the first floor and the room opens through into dining room. Door to kitchen.

Dining Room 8'8" x 10'8"



Patio door providing access to rear garden. Radiator.

Kitchen 10'7" x 8'11"



Fitted wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include oven and hob, double glazed window to rear, space for fridge freezer, radiator and door to utility.

Utility 8'4" x 8'1"

Double glazed door to rear garden, double glazed window to rear and space for washing machine.

First Floor Landing

Double glazed window to side.

Bedroom 1 11'11" x 9'11"



Double glazed window to front and radiator.

Bedroom 2 8'11" x 10'6"



Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 7'8" x 8'5" narrowing to 5'6"



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

Bathroom



Low level WC, pedestal washbasin and panel bath with electric shower over, three double glazed windows and radiator.

Outside



Lawned garden to the front with block paved driveway and access to attached single garage. Useful side access. To the rear there is a garden laid mainly to lawn.

Council Tax Band

The Council Tax Band is Band C.

Tenure Freehold

We are advised by the Vendor they are in the process of purchasing the 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.

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

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.

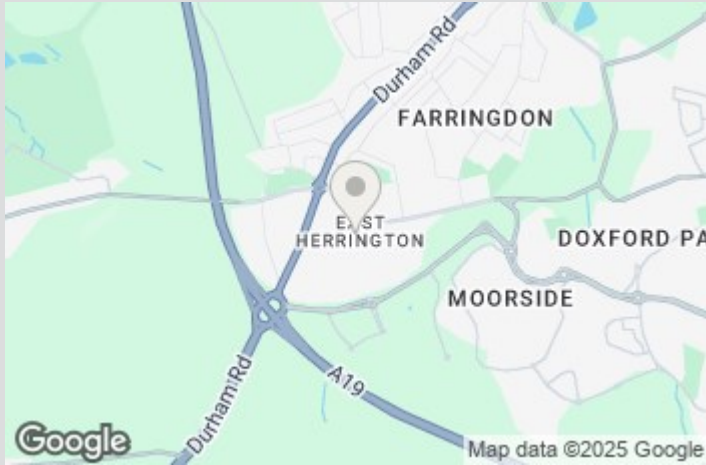
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MAIN ROOMS AND DIMENSIONS

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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