









Rare to the Market! A purpose built four bedroom semi-detached home, providing spacious accommodation within this ever popular residential area. The internal accommodation includes a hall with staircase to the first floor, lounge with access to a sun room, dining room that connects through to a kitchen and there is a ground floor wc. To the first floor there are four well-proportioned bedrooms and a family bathroom/WC. Externally there is a garden to the front and a generous garden to the rear. Ideally located for easy access to local amenities, shops and schools as well as offering good links to Sunderland City Centre, Doxford International Business Park and major road connections including the A19. The property provides great potential to put their own stamp on the accommodation, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

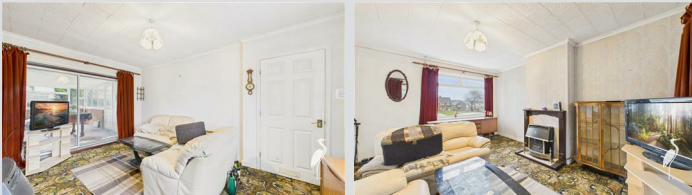
Ground Floor

Access via entrance door.

Entrance Hall

With a staircase to the first floor, double glazed window to the front and radiator.

Lounge



Double glazed window to the front, radiator, feature gas fireplace and single glazed sliding door to the sun room.

Sun Room



Double glazed windows to the front and sides, double glazed door to the rear garden.

Dining Room



Double glazed window to the front, radiator, wall mounted gas heater and door to the kitchen.

Kitchen



Fitted with wall and base units with work surface over incorporating a 1 1/2 bowl stainless steel sink and drainer unit, space has been provided for the inclusion of an oven and hobs, fridge freezer and a washing machine. Wall mounted Baxi boiler, double glazed window to the rear, storage cupboard and a door to outhouse/ storage area.

Ground Floor WC



Low level WC, double glazed window to the rear.

First Floor Landing

Access point to loft.

Bedroom 1



2x double glazed windows to the front and storage cupboard.

Bedroom 2



Double glazed window to rear and storage cupboard.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3



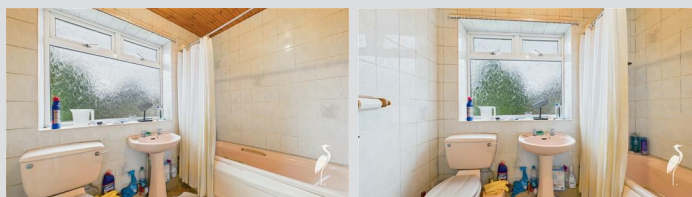
Double glazed window to front and storage cupboard.

Bedroom 4



Double glazed window to rear and storage cupboard.

Bathroom



Low level WC, pedestal wash hand basin and bath with electric shower, tiled walls, double glazed frosted window to rear and radiator.

Outside



Generous rear garden laid mainly to lawn.

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

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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

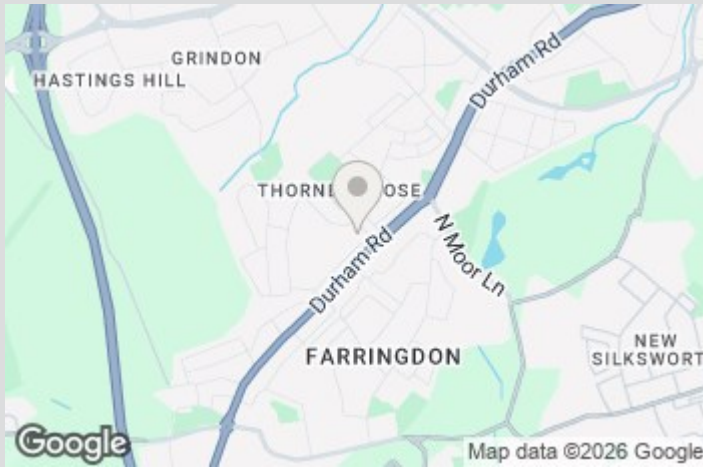
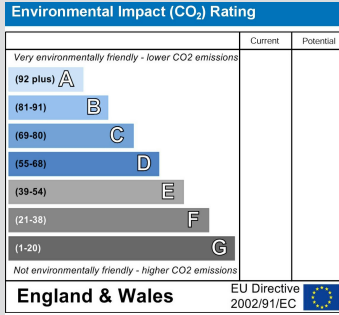
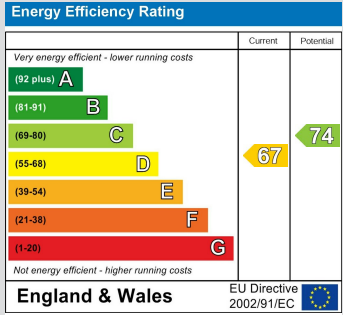
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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

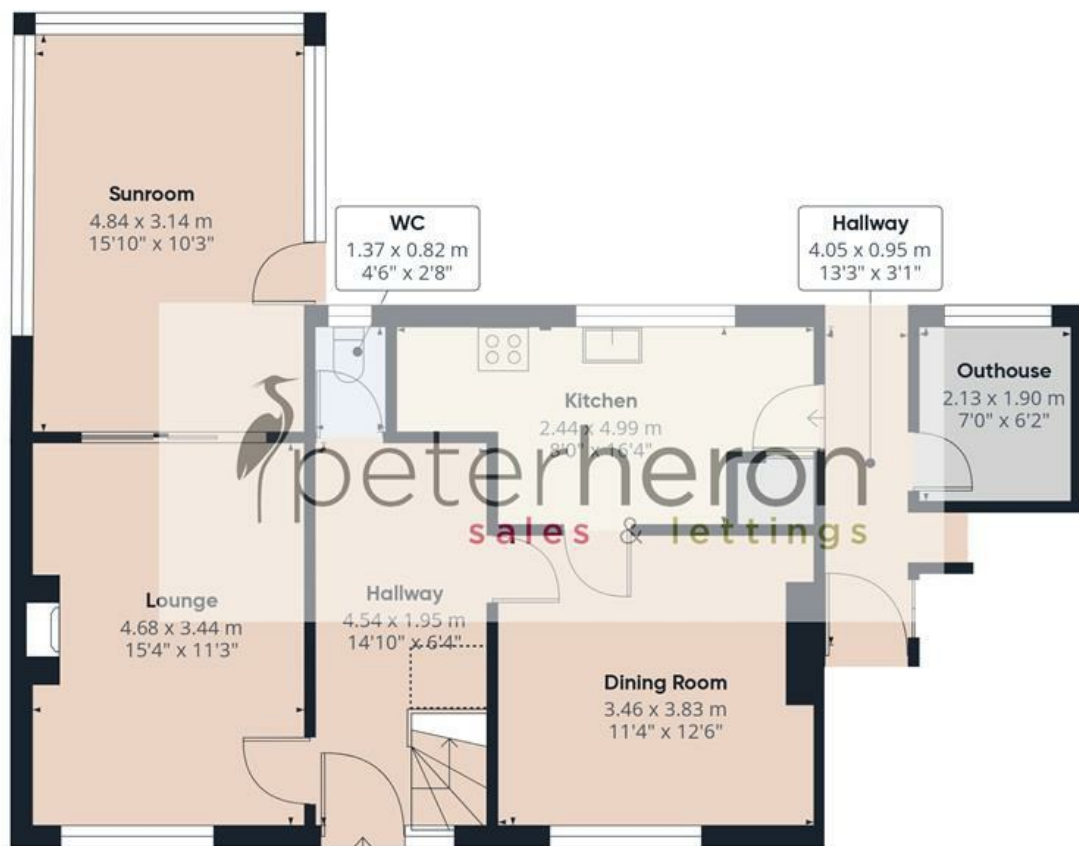
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MAIN ROOMS AND DIMENSIONS

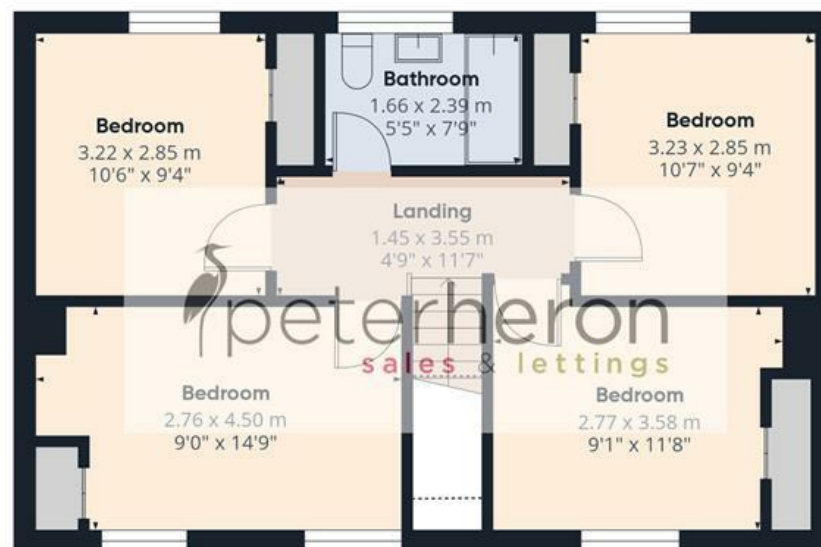


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Ground Floor



First Floor



Approximate total area⁽¹⁾

125.7 m²

1355 ft²

Reduced headroom

0.6 m²

6 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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