









Rare to the market! A purpose built larger style five bedroom semi-detached house, situated within this ever popular area. The deceptively spacious accommodation on the ground floor includes an entrance hall, an attractive lounge, a generous dining kitchen, a downstairs wc and a fifth bedroom that could be utilised for other uses if required, such as a study. On the first floor there are four well-proportioned bedrooms and a shower room/wc. The property benefits from UPVC double glazing, gas central heating to radiators and gardens to the front and rear, along with a parking space. Situated in the popular residential area of Hall Farm, the property 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. With no upper chain involved, early viewing highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

## Entrance Hall



Radiator, stairs to first floor and storage cupboard.

## Lounge 14'6" x 13'5"



Double glazed window to rear elevation, feature fireplace and radiator.

## Dining Kitchen 24'6" x 9'8"



Range of wall and base units with work surfaces over incorporating a single bowl stainless steel sink and drainer

with mixer tap. Integrated oven, gas hob and hood. Space for a washing machine. Breakfast bar, storage cupboards and radiator. Double glazed window to rear elevation. Door to rear hall. To the dining area there is a double glazed window to front elevation and radiator.

## Bedroom 5 9'10" x 6'0"



Double glazed window to front.

## Rear Hall

Storage cupboard and UPVC door to outhouse.

## Ground Floor WC



Low level Wc and washbasin set into vanity unit, double glazed window to rear.

## Outhouse

Storage space, double glazed window and UPVC door to garden.

## First Floor Landing

Storage cupboards, radiator and access point to loft.

## Bedroom 1 13'1" x 13'7"



Double glazed window to front and radiator.

Tried. Trusted. Recommended.

City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 9'2" x 13'8"



Double glazed window to rear and radiator.

## Bedroom 3 12'0" x 9'8"



Double glazed window to rear and radiator.

## Bedroom 4 12'4" x 6'8"



Double glazed window to rear and radiator.

## Shower Room



Low level WC, washbasin and walk in dual head waterfall shower, double glazed window to rear.

## Outside



Low maintenance gardens to the front and rear.

## Council Tax Band

The Council Tax Band is Band

## 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:-  
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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](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman

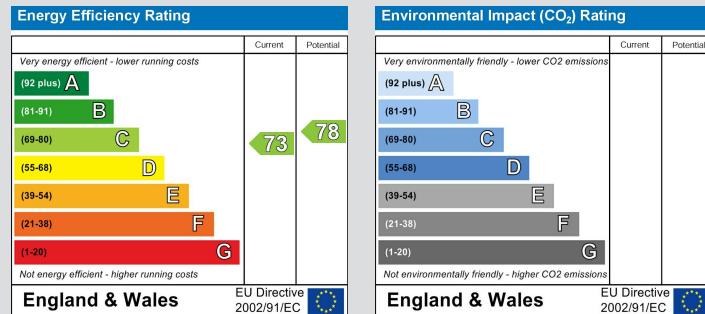
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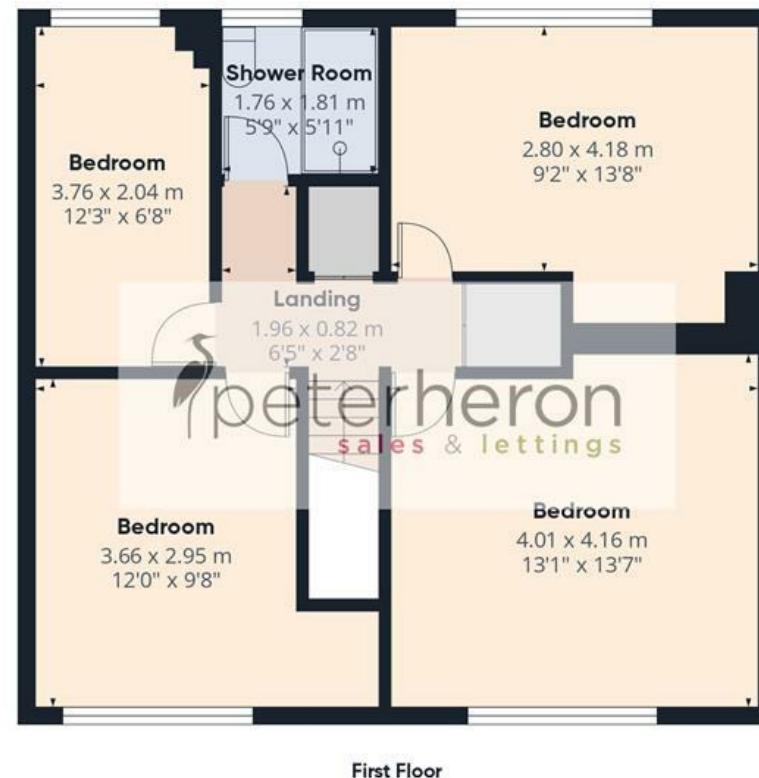
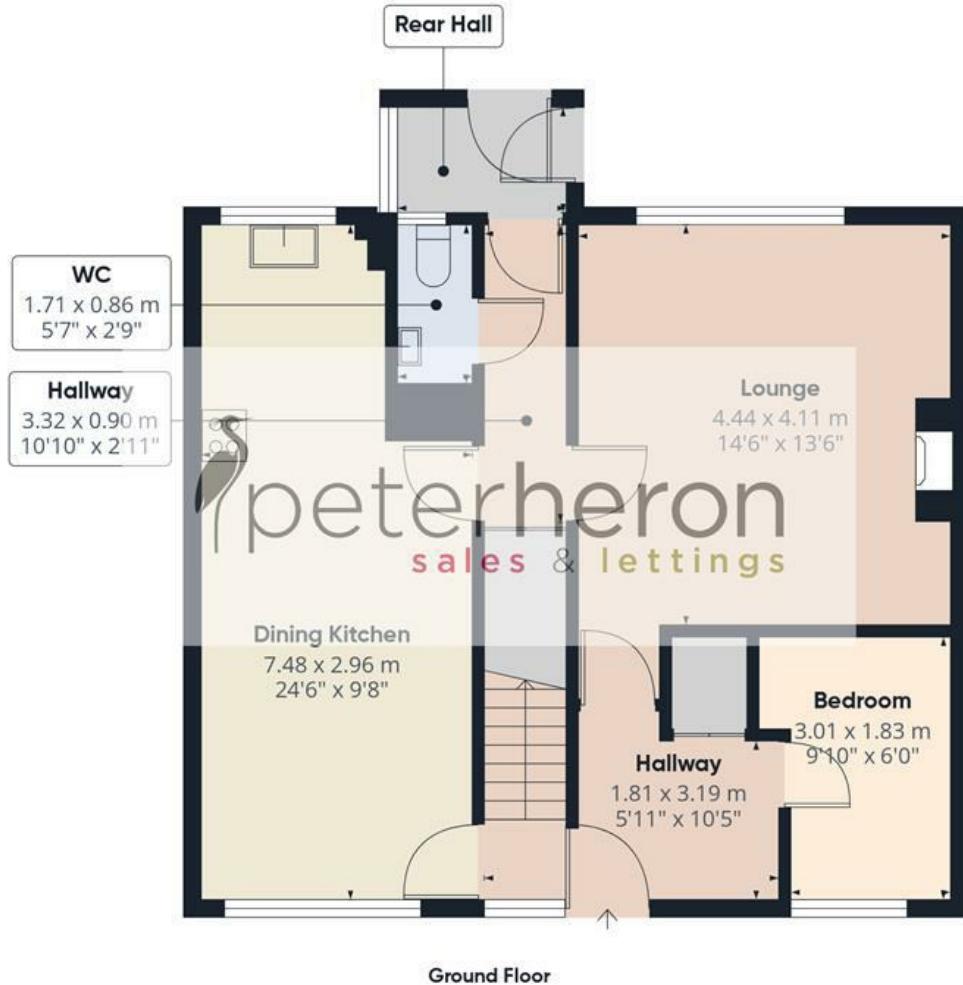
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Approximate total area<sup>(1)</sup>

117.4 m<sup>2</sup>

1264 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.