









This charming three bedroom semi detached property is ideally located in the popular area of Farringdon, offering an excellent opportunity for families, first time buyers, or investors alike. Internally, the accommodation comprises an inviting entrance hall with staircase to the first floor, a spacious and attractive lounge, and a well appointed kitchen / diner. To the first floor, there are three generously sized bedrooms and a shower room. Externally, the property boasts well maintained gardens to both the front and rear, providing pleasant outdoor space. Situated in a highly convenient location, the home offers easy access to a range of local amenities, shops, and schools, as well as excellent transport links to Sunderland City Centre, Doxford International Business Park, and major routes including the A19. Early viewing is highly recommended to fully appreciate all this home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite door into the entrance hall.

Entrance Hall

Radiator, stairs to the first floor and doors to

Lounge 17'8" x 11'3"



Double glazed window to the front, UPVC sliding door to the rear and a radiator.

Dining Kitchen 17'7" x 9'4"



Range of wall and base units with counter tops over incorporating a 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include an oven, electric hob and extractor hood, space has been provided for the inclusion of a fridge freezer and a washing machine. Storage cupboard, radiator, 3x double glazed windows and a wooden door to the rear.

First Floor Landing



Double glazed window and doors to

Bedroom 1 11'10" x 9'9"



Double glazed window to the front and a radiator.

Bedroom 2 12'0" x 8'8"



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

Bedroom 3 8'6" x 8'2"



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

Visit 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

Shower Room



Low level WC, wash hand basin set into vanity unit, walk in waterfall shower, chrome heated towel rail.

Outside



Generous rear garden with an outhouse.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band A.

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

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.

Ombudsman Fst

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Visit 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

