









An attractive three bedroom semi-detached house, ideally situated in this popular residential area, available with no upper chain involved. Internally on the ground floor there is an entrance lobby with staircases to the first floor, lounge, a fitted kitchen and a downstairs wc whilst to the first floor there are three bedrooms and a bathroom/wc. Externally there are gardens to the front and rear. This convenient location is well placed for an excellent range of amenities, shops and schools, as well as offering access to Sunderland City Centre and major road links. Early viewing essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door into the entrance lobby.

Entrance Lobby



Stairs to first floor and door to the lounge.

Lounge 11'8" x 14'4"



Double glazed window to front, double radiator, feature fire, built in storage, and a door to the kitchen.

Kitchen 14'0" x 9'11"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Space provided for an oven, washing machine and fridge freezer. Double radiator, 2x double glazed windows to rear and a door to rear hall.

Rear Lobby

UPVC door to rear and doors to WC and utility cupboard.

Downstairs WC



Low level WC, double glazed window to the rear.

Utility

Housing wall mounted boiler and a double glazed window to the side.

First Floor Landing



Landing with double glazed window to the side and access point to loft.

Bedroom 1 10'8" x 10'5"



Double glazed window to the front and a radiator.

Bedroom 2 8'1" x 14'0"



Double glazed window to the rear and a radiator.

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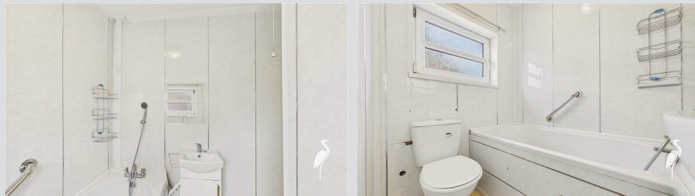
MAIN ROOMS AND DIMENSIONS

Bedroom 3 6'7" x 10'9"



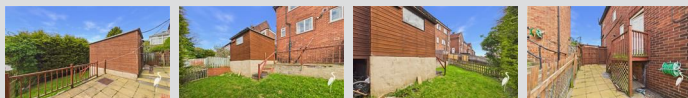
Double glazed window to the rear, radiator, built in sliding door wardrobes.

Bathroom



Low level WC, wash hand basin set into vanity unit, bath with shower over and a double glazed window.

Outside



Garden to front laid mainly to lawn with a block paved area whilst to the rear there is an attractive garden with a lawn and raised paved seating area. The property also benefits from a large shed.

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

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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

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.

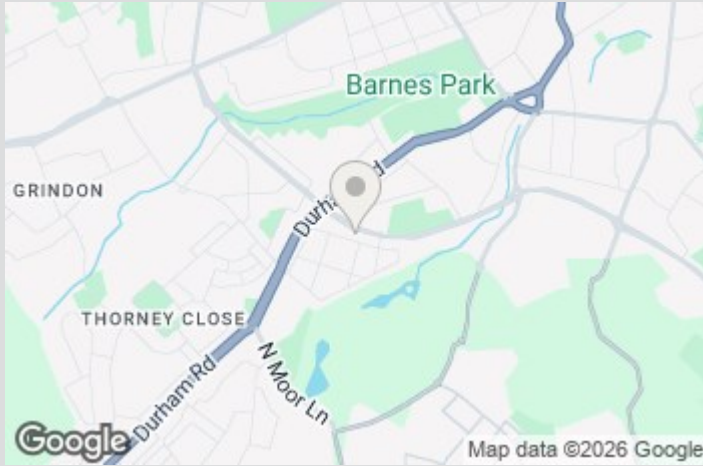
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
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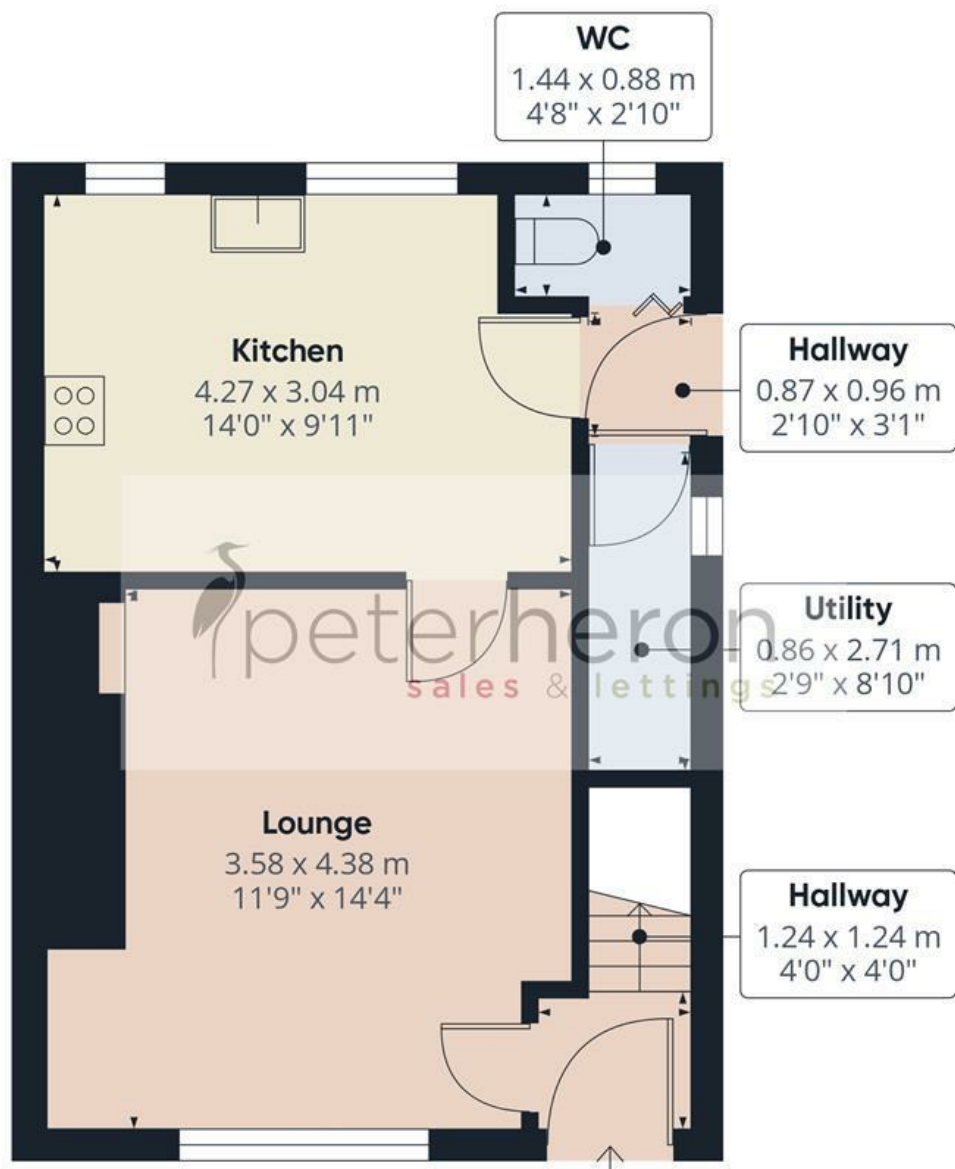
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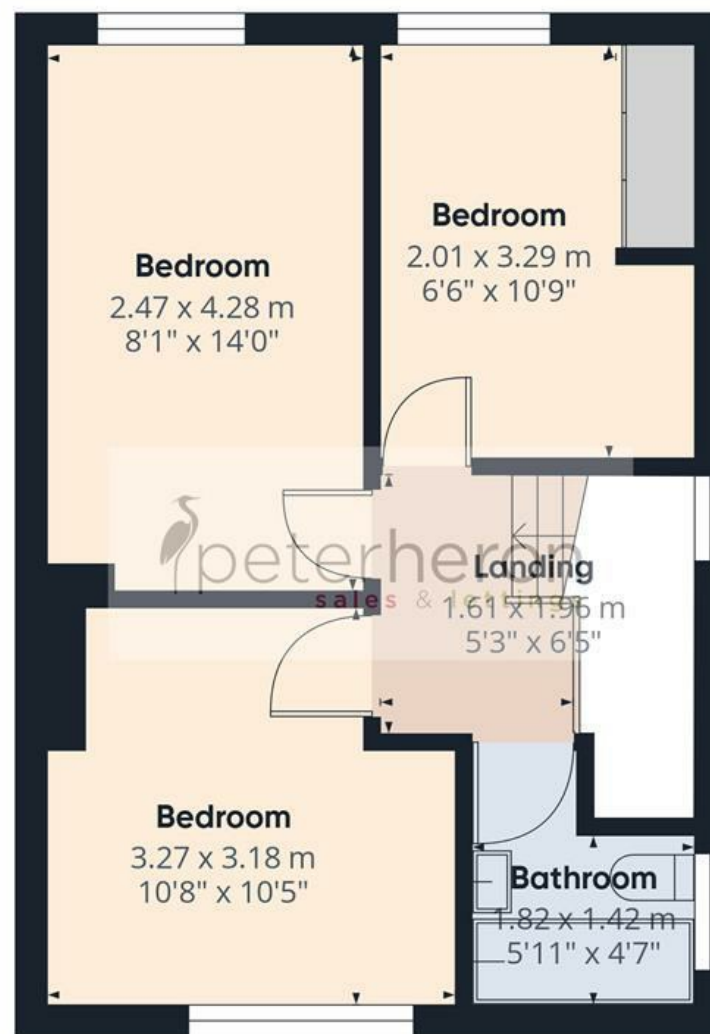


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Ground Floor



First Floor

Approximate total area⁽¹⁾

70.6 m²

760 ft²

Reduced headroom

0.1 m²

1 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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