

Petersham Road, Pennywell, Sunderland £124,950


THERE IS ALWAYS HOPE


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This well-presented three bedroom semi-detached house, provides spacious accommodation within this ever popular location and is available with no upper chain involved. Internally the accommodation on the ground floor includes a hall with staircase to the first floor, lounge and a kitchen / diner whilst to the first floor there are three bedrooms and bathroom/wc. There is also a useful outhouse area. Externally there are gardens to the front and rear along with a drive. This convenient location is close to a range of local amenities, shops and schools and provides excellent transport connections to the A19, Doxford International Business Park, Nissan and to Sunderland City Centre. Viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via entrance door.

Entrance Hall



Stairs to the first floor with under stairs storage, radiator with radiator cover. Double glazed window.

Lounge 10'0" x 14'5"





Double glazed bay window to front, radiator and feature fireplace. Door to kitchen.

Kitchen/Diner 10'1" x 21'5"








Fitted with modern wall and base units with work surface over incorporating a sink and drainer unit with mixer tap. Space for oven and hob, washing machine, fridge and freezer. 2x double glazed windows to the rear. Storage cupboard and radiator with radiator cover. Door to outhouse.

Outhouse
Doors to the front and rear. Fitted wall and base units, space for dishwasher and tumble dryer. Wall mounted boiler.

First Floor Landing
Single glazed window and access point to loft.

Bedroom 1 9'4" x 13'6"



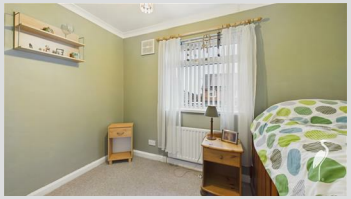

Double glazed window to rear, radiator and storage cupboard.

Bedroom 2 9'3" x 10'0"




Double glazed window to the front, radiator and storage cupboard.

Bedroom 3 7'10" x 10'11"




Double glazed window to front and radiator.

Bathroom




WC, washbasin and bath with electric shower, radiator and double glazed frosted windows to the side and rear.

Outside





Garden to the front with driveway providing off street parking. Attractive generous gardens to the rear mainly laid to lawn with seating areas and planted borders.

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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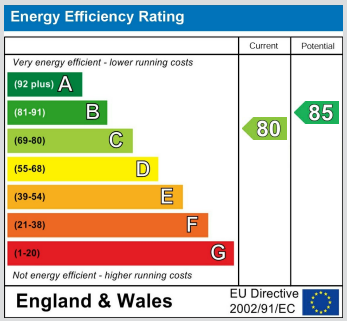
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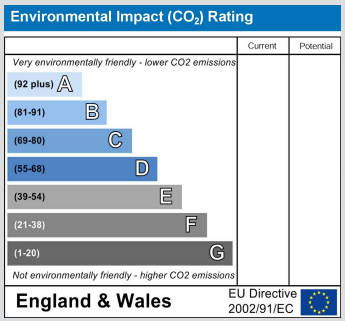
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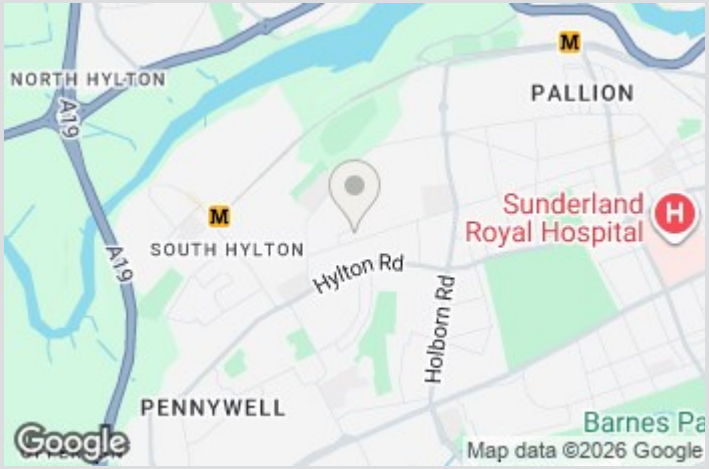
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

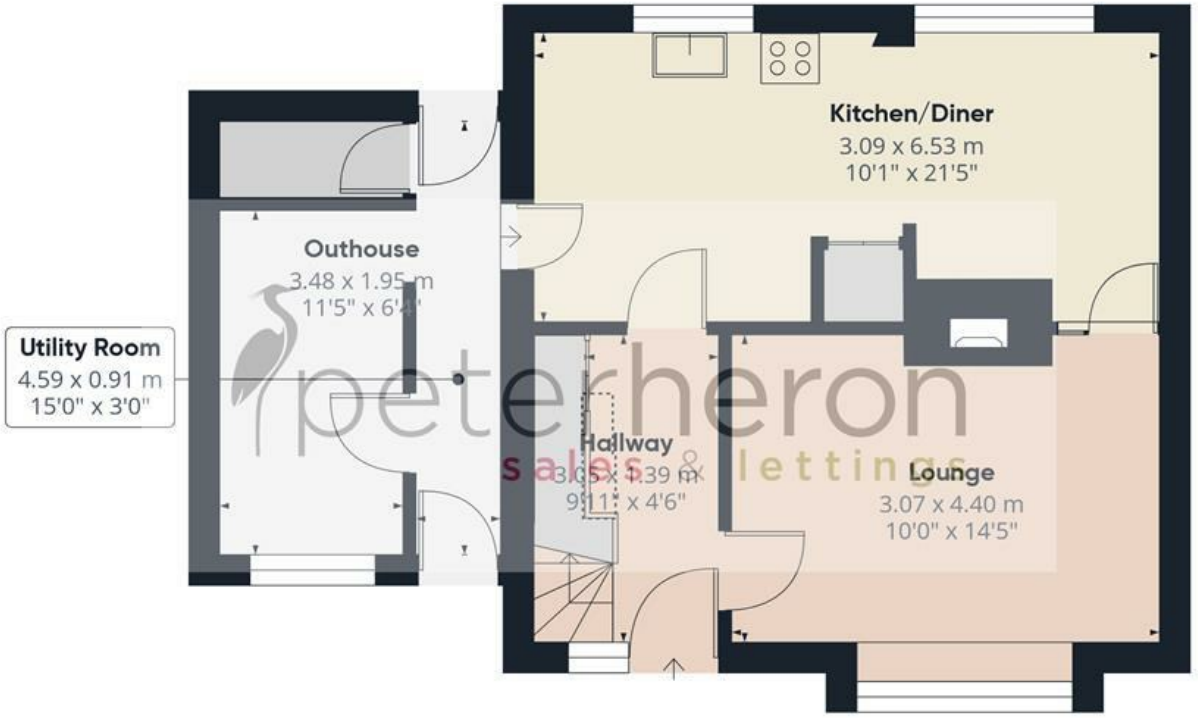
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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









Ground Floor



First Floor



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sales & lettings

Approximate total area(1)

89.2 m²

958 ft²

Reduced headroom

0.4 m²

4 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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