Springwell Road, Springwell, Sunderland

£159,950

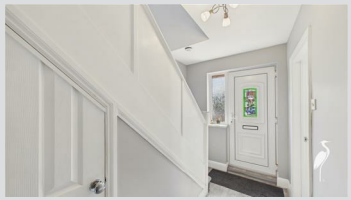
KENWOOD

This superb three bedroom semi detached home is situated within this popular and convenient location. Internally the accommodation includes to the ground floor of a hall, lounge, modern kitchen/diner, three bedrooms and a contemporary bathroom. Externally there is a driveway to the front and spacious lawned gardens to the rear. Enjoying an extremely convenient situation within this popular area, this home is well placed for shopping facilities and schools, as well as providing excellent connections to Sunderland City Centre and major road links including the A19. Early viewing highly recommended as considerable interest is anticipated!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Hall



Stairs to first floor with storage under, radiator and doors to lounge and kitchen.

Lounge 9'8" x 14'5"

Double glazed bay window to front, radiator and electric fire.

Kitchen/Diner 10'1" x 21'2"

Range of wall and base units with wood effect countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, 5 burner gas hob and cooker hood. Space provided for an American style fridge freezer. Two double glazed windows to rear and two radiators. Door to outhouse.

First Floor Landing

Double glazed window to side elevation and access point to loft.

Bedroom 1 9'6" x 13'3"

Double glazed window to rear, radiator and storage cupboard.

Bedroom 2 9'0" x 10'0"

Double glazed window to front, radiator and storage cupboard.

Bedroom 3 7'9" x 7'7"

Double glazed window to front, radiator and storage cupboard.

Bathroom

Low level WC and washbasin vanity unit, bath with shower over, chrome heated towel rail and two double glazed windows.

Outside

Block paved garden to the front with driveway whilst to the rear a spacious garden mainly laid to lawn.

Outhouse 6'2" x 7'1" plus 6'4" x 7'1"
Two UPVC doors to front and rear. Providing space for a washing machine and tumble dryer and additional storage. Double glazed window to rear.

Council Tax Band
The Council Tax Band is Band A.

MAIN ROOMS AND DIMENSIONS

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

Solar Panels
We have been informed by our clients the solar panels are leased on a 25 year lease term from 3 September 2015. Any prospective purchaser should clarify this with their Solicitor.

Important Notice - Particulars
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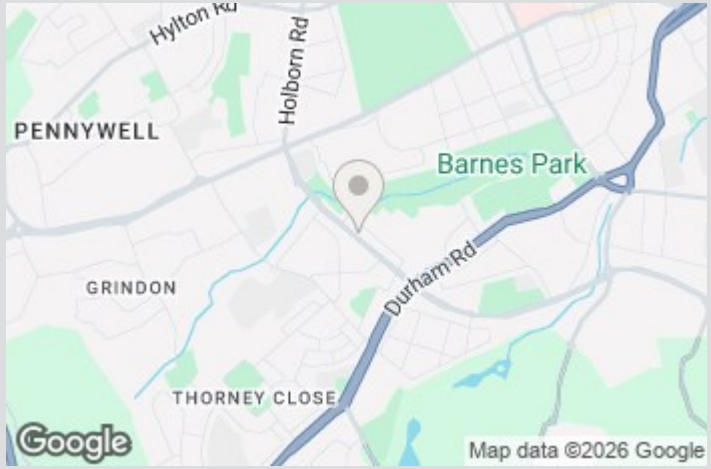
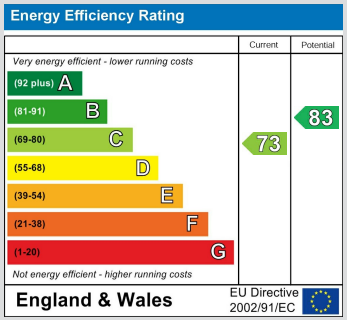
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

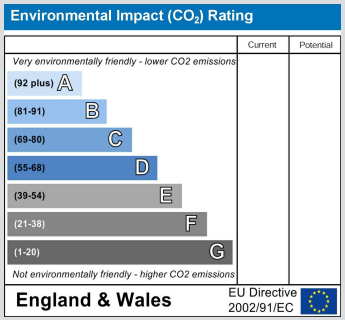
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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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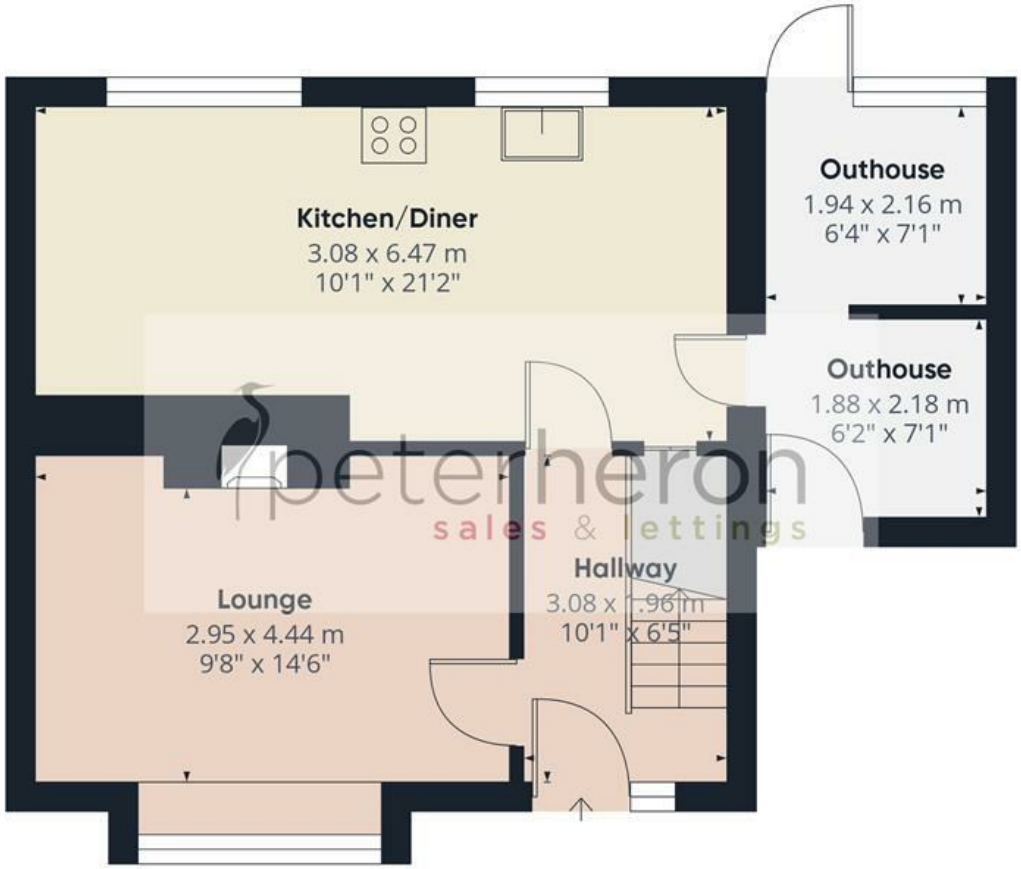

Ground Floor

First Floor

Approximate total area(1)

86.2 m²

928 ft²

(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.

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