

A very well presented three bedroom semi-detached house with a 33ft long garage, occupying a very generous plot. Internally, the accommodation on the ground floor includes a spacious lounge and a modern kitchen / diner whilst to the first floor there are three bedrooms and a contemporary bathroom/wc. Benefits of the house include gas central heating to radiators, double glazing, driveway and extensive gardens. Conveniently situated, the property is ideally placed for local shops and schools as well as providing easy access to Sunderland City Centre, Sunderland Royal Hospital and transport connections. Early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door into lounge.

### Lounge 12'11" x 12'3" not including staircase area



Double glazed bow window to front, radiator, cabinets built into alcoves and door to kitchen/diner.

### Kitchen/Diner 16'9" x 8'9"



Fitted with contemporary wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space provided for the inclusion of cooker, fridge freezer, washing machine and tumble dryer, double glazed door to rear, two double glazed windows to rear and radiator.

## First Floor Landing

Double glazed window to side and loft access hatch with pull down ladder to partly floored out loft.

### Bedroom 1 12'3" x 8'5"



Double glazed window to rear and radiator.

### Bedroom 2 9'7" x 8'10" maximum



Double glazed window to front and radiator.

### Bedroom 3 8'11" x 8'0"



Double glazed window to rear and radiator.

## Bathroom



Contemporary suite comprising of a low level WC, washbasin set into vanity unit and P shaped bath with mains shower over, double glazed window, tiled walls around the bath and washbasin and electric heated towel rail.

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# MAIN ROOMS AND DIMENSIONS

## Outside



The property occupies a generous plot with a lawned garden to the front and driveway, whilst to the rear there is a garden with a lawned area.

## Garage 33'2" x 14'7"



Generous garage with up and over access door.

## 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

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.

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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

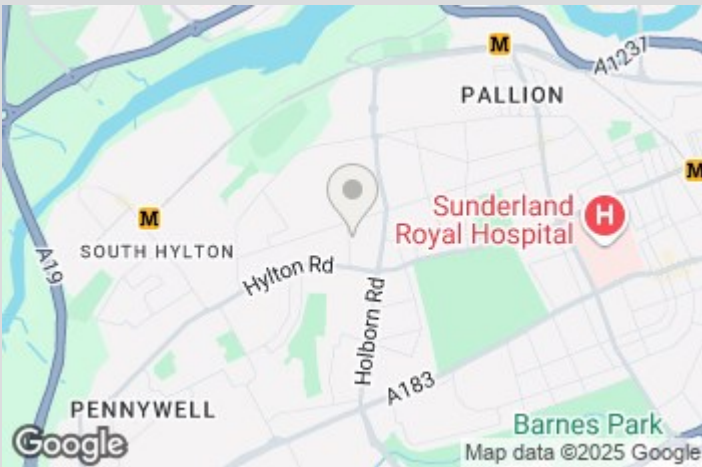
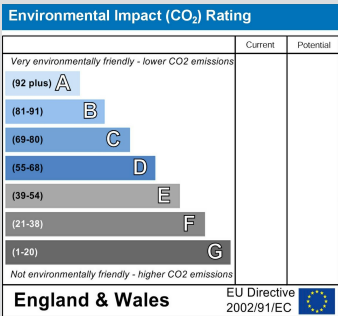
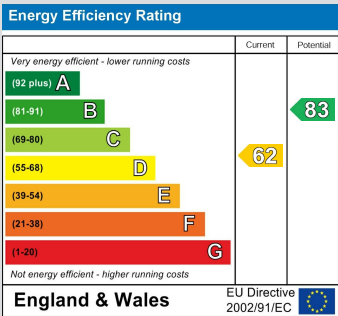
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.

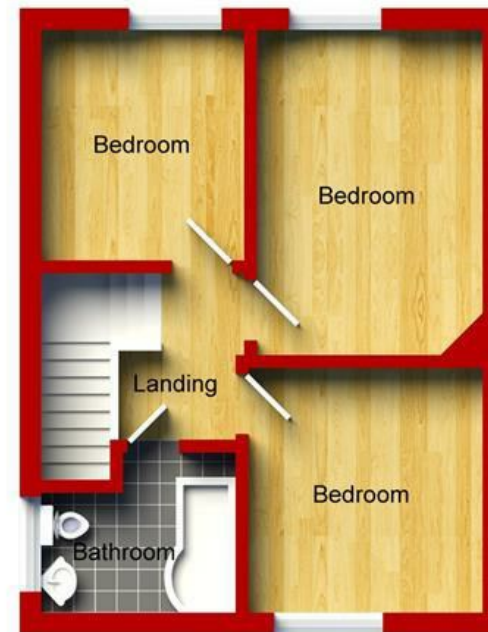


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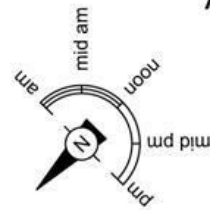
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Ground Floor  
Approximate Floor Area  
(34.80 sq.m)



First Floor  
Approximate Floor Area  
(34.80 sq.m)



47 Friar Road