









An extended three bedroom semi-detached house, ideally situated within this ever popular residential area. Internally the accommodation includes an entrance porch, hall with staircase to the first floor, a spacious lounge / dining room, enjoying a dual aspect and there is a generous kitchen / diner. On the first floor there are three bedrooms and a family bathroom/wc. Externally there is a garden to the front with driveway, an attached garage and to the rear a delightful garden. This location is ideal for shops and schools as well as providing easy access to Sunderland City Centre, Doxford International Park, Sunderland Royal Hospital and major road connections including the A19. With no upper chain involved, we highly recommend early viewing to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

## Entrance Porch

Double glazed windows to the front and double glazed window to the side. Double glazed door to hallway.

## Hallway



Staircase to first floor with understairs storage cupboards and radiator. Doors to kitchen and lounge/diner.

## Lounge/Dining Room 25'9" x 10'11"



Double glazed bay window to the front, 2x radiator, double glazed window to the rear. Feature electric fire.

## Dining Kitchen 13'1" x 7'1" plus 9'10" x 10'11"



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, fridge freezer and washing machine. Door to the garage and a double glazed door to the garden, radiator and 2x double glazed windows to the rear.

## First Floor Landing

Double glazed window to side.

## Bedroom 1 12'2" x 8'4"



Double glazed bay window to the front, fitted wardrobes and radiator.

## Bedroom 2 9'6" x 10'2"



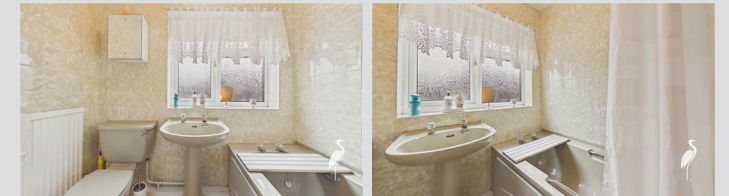
Double glazed window to the rear, radiator and fitted wardrobes.

## Bedroom 3 6'3" x 6'9"



Double glazed window to the front, radiator and fitted wardrobe.

## Bathroom



Low level WC, pedestal wash hand basin, bath with overhead electric shower, tiled walls, radiator, double glazed frosted window to the rear, access hatch to loft and cupboard concealing boiler.

## Outside



To the front is a pleasant garden laid mainly to lawn with

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# MAIN ROOMS AND DIMENSIONS

established planting, there is a driveway for off street parking and an attached single garage to the front. To the rear is a generous garden with block paved and lawned areas with established planting.

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 1954 and the Ground Rent is £6.00 per annum.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

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.

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.

## Fawcett Street Viewings

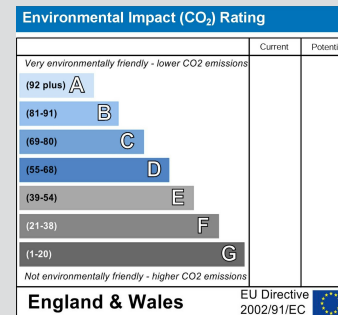
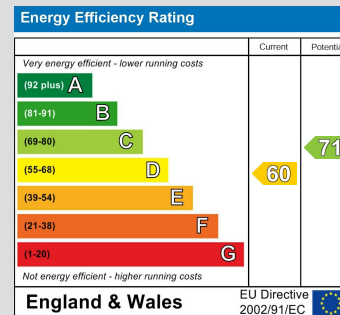
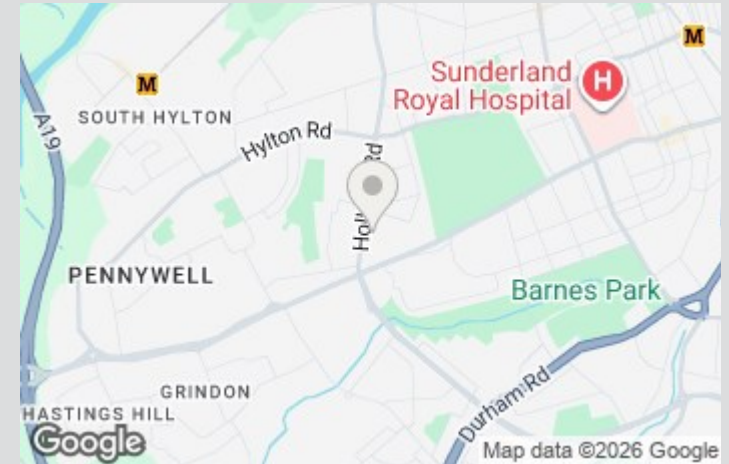
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

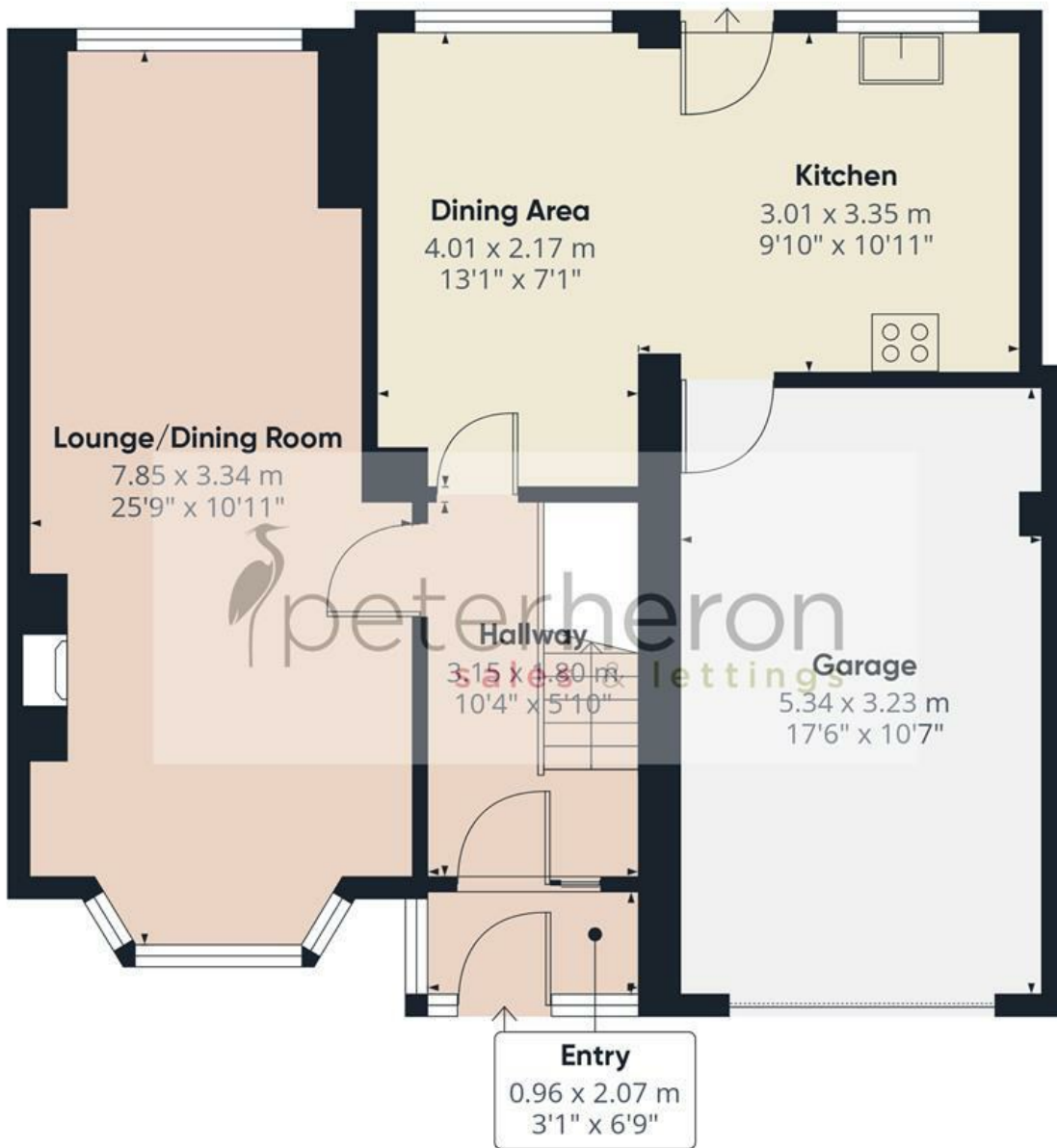
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

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



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Approximate total area<sup>(1)</sup>

96.6 m<sup>2</sup>

1041 ft<sup>2</sup>

(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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Ground Floor