









This popular style three bedroom semi detached home boasts generous rear gardens, situated within this ever popular area of East Herrington. Neatly presented throughout, the property internally comprises entrance lobby, reception hall, lounge through to dining room, conservatory, kitchen with separate utility, three first floor bedrooms and a bathroom. Externally there is a garden to the front with driveway leading to an attached garage, wonderful gardens to the rear. Conveniently situated for a range of local amenities, shops and excellent schools, as well as being ideally placed for access to Doxford International Business Park, Nissan, A19 and wider road networks. No upward chain, early viewing is highly recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC double glazed entrance door.

Entrance Lobby

Inner glazed door to hall.

Reception Hall



Radiator and stairs to first floor with storage under.

Lounge 14'0" x 11'10"



Double glazed window to front, radiator and feature fireplace. Opening into dining room.

Dining Room 11'4" x 8'10"



Radiator and UPVC double glazed sliding door to conservatory.

Conservatory 8'3" x 7'8"



Double glazed windows and UPVC door to rear garden.

Kitchen 10'9" x 9'3"



Range of wall and base units with work surfaces over incorporating single bowl sink and drainer with mixer tap, integrated oven, electric hob and cooker hood. Space for fridge freezer and dishwasher. Radiator and double glazed window to rear. Door to utility.

Utility 9'1" x 7'8"

Providing space for washing machine and tumble dryer. Single glazed window and door to rear. Door to garage.

First Floor Landing



Double glazed window to side and access hatch to loft.

Bedroom 1 10'10" x 10'4"



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

Bedroom 2 12'0" x 8'3"



Double glazed window to front, radiator and built in wardrobes.

Visit www.peterheron.co.uk or call 0191 510 3323

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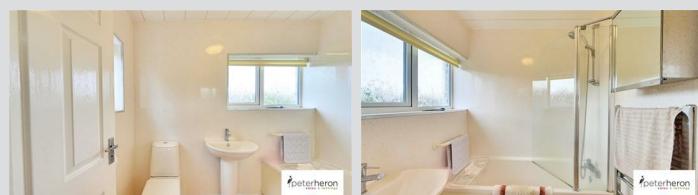
MAIN ROOMS AND DIMENSIONS

Bedroom 3 8'7" x 7'10"



Double glazed window to front and radiator.

Bathroom



Low level WC, washbasin and bath with shower over, chrome heated towel rail and 2x double glazed windows.

Outside



Garden to front with driveway providing off street parking leading to garage, whilst to the rear there is an attractive generous garden laid mainly to lawn with established borders.

Garage 16'4" x 9'10"

Access via up and over door. Single glazed window to side.

Council Tax Band

The Council Tax Band is Band C.

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 advised by our clients the solar panels are on a 25 year lease, start date 2012. 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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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 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

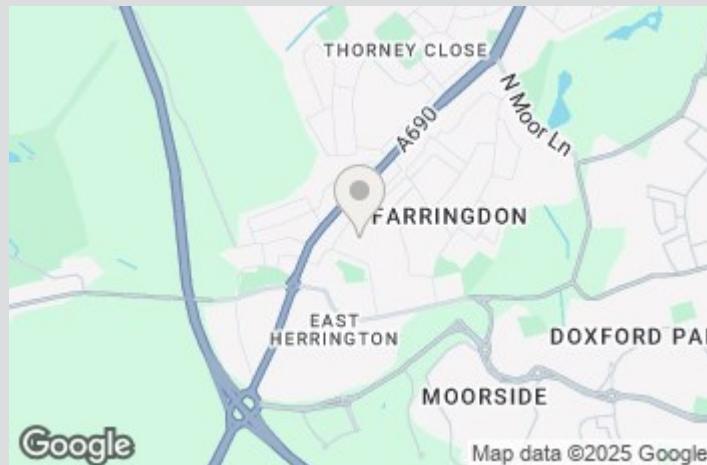
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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MAIN ROOMS AND DIMENSIONS



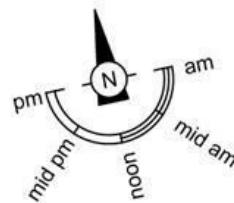
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Ground Floor
Approximate Floor Area
(74.10 sq.m)



First Floor
Approximate Floor Area
(40.60 sq.m)