









A neatly presented three bedroom terrace home with a driveway and an attractive rear garden, is ideally situated in Pallion, close to amenities including shops and schools as well as Sunderland Royal Hospital. Available with no upward chain, internally the accommodation includes an entrance porch, lobby with staircase to the first floor, lounge, breakfast kitchen, sun room, three first floor bedrooms and a bathroom. This convenient location provides easy access into the City centre and offers transport links to surrounding areas. Immediate internal inspection highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Porch

Double glazed windows to the front and side.

Hallway



Staircase to the first floor and door to lounge.

Lounge 13'9" x 10'10"



2x double glazed windows to the rear overlooking the garden, radiator and built in storage cupboard.

Kitchen 8'11" x 14'1"



Fitted with wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances

include an electric oven and hob. Double glazed window to front, radiator and glazed door to sun room.

Sun Room 8'5" x 7'6"



Double glazed windows to the side and rear overlooking the garden and a double glazed door leading out to the garden.

First Floor Landing

Double glazed window to the front, radiator and airing cupboard housing central heating boiler.

Bedroom 1 10'11" x 7'6"



2x double glazed windows to rear and radiator.

Bedroom 2 11'9" x 7'6"



Double glazed window to rear and radiator.

Bedroom 3 8'0" x 6'3"



Double glazed window and radiator.

Bathroom



Low level WC, washbasin and bath with electric shower over, double glazed window.

Outside



Paved garden to the front with driveway, whilst to the rear a lawned garden with patio area.

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:-

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

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

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

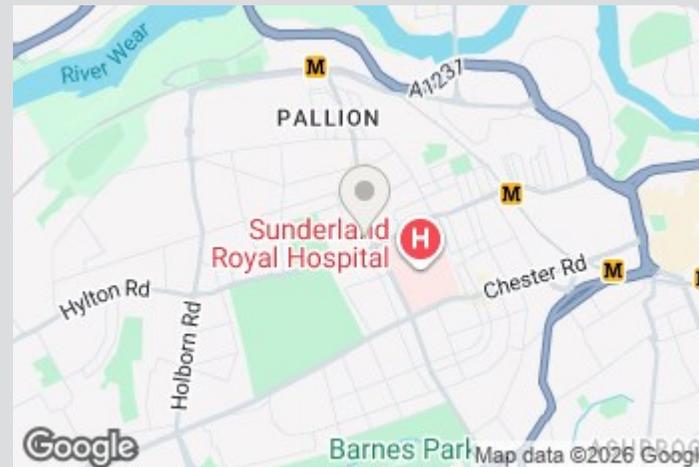
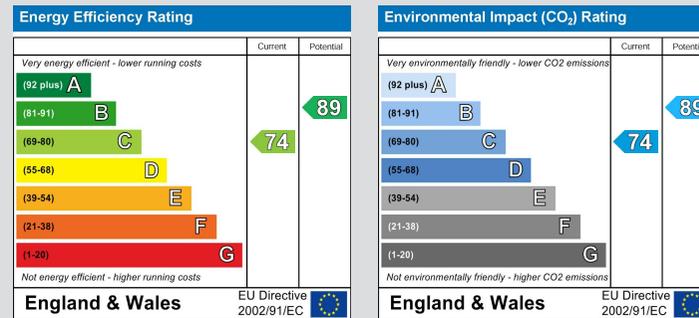
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

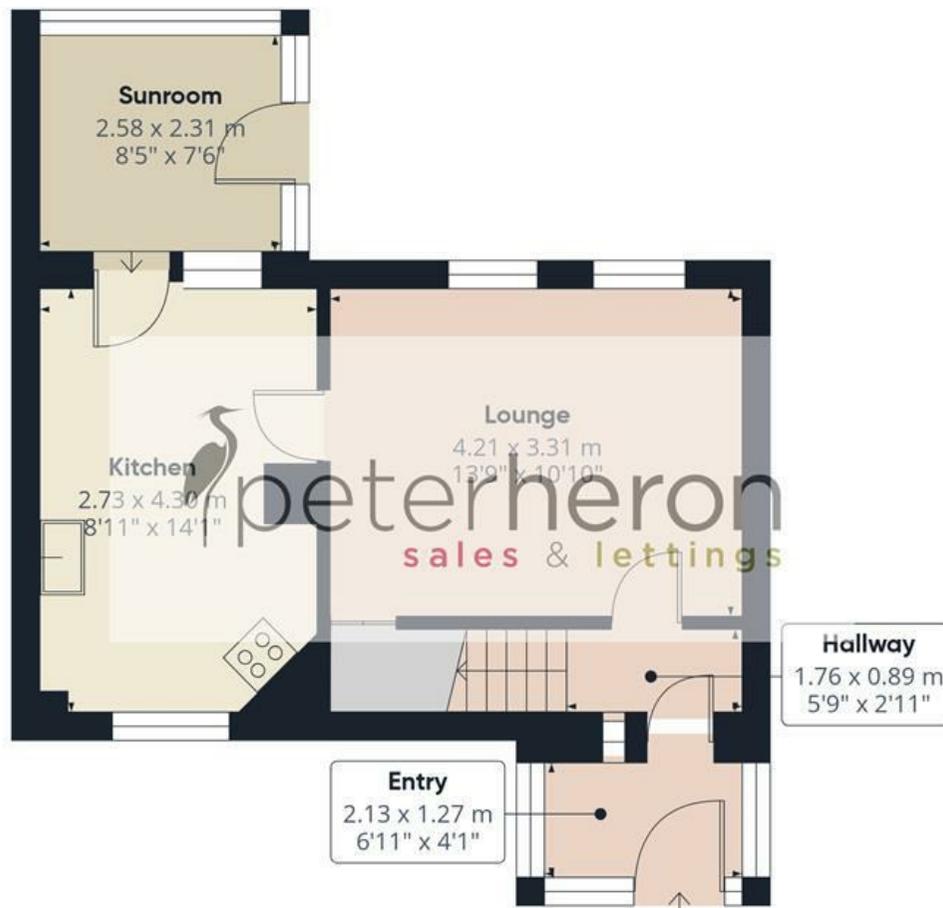
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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



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



Ground Floor



First Floor



Approximate total area⁽¹⁾

64.9 m²

699 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.

GIRAFFE360