









A substantial four bedroom, three storey mid terrace house, recently upgraded and modernised, available with immediate vacant possession and no upper chain involved. Internally the well presented accommodation on the ground floor is accessed via an entrance vestibule, connecting through to an impressive reception hall and there are two generous reception rooms, both with bay windows. There is a 25ft dining kitchen, fitted with an excellent rang of stylish units. On the first floor there are three bedrooms and a wash room/wc whilst to the top floor, there is a modern family bathroom/wc and a contemporary shower room/wc. Externally there is a gravelled garden to the front and a courtyard to the rear with gated access. This location is ideal for local amenities, well regarded schools, shopping facilities and also for access into Sunderland City Centre and transport connections including the Metro system. We highly recommend arranging a detailed inspection to fully appreciate this superb home!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double doors.

Entrance Vestibule

Inner Composite door to hall.

Reception Hall



Double radiator, stairs to first floor and stairs to lower hall.

Lounge 15'1" x 14'6"



Double glazed bay window to front and two column radiators.

Dining Room 13'1" x 14'3"



Double glazed bay window to rear and double radiator.

Lower Hall



Double glazed window to rear and two storage cupboards.

Dining Kitchen 9'10" x 25'8"



Range of modern wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated double oven with gas hob and extractor and a dishwasher. Space provided for a fridge freezer, washing machine and tumble dryer. Two double glazed windows and single glazed window to rear. Column radiator and UPVC door to garden.

Half Landing



Double glazed window to rear, stairs to first floor and door to WC.

Separate WC



Low level WC and washbasin, double glazed window.

MAIN ROOMS AND DIMENSIONS

First Floor Landing



Stairs continue to the second flooring.

Bedroom 4 6'9" x 10'11"



Double glazed window to front and double radiator.

Second Floor Landing



Skylight window and access point to loft.

Bedroom 2 13'1" x 14'2"



Double glazed window to rear and double radiator.

Half Landing

Door to bathroom.

Bathroom 9'9" x 6'3"



Low level WC, washbasin set into vanity unit and bath with shower tap, heated towel rail and double glazed window.

Principal Bedroom 11'8" x 22'8"



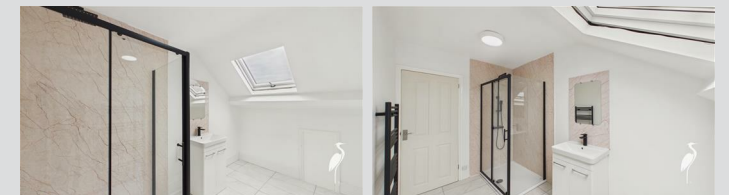
Two double glazed windows to front and rear elevations, built in storage and two double radiators.

Bedroom 3 12'9" x 14'7"



Double glazed window to front and double radiator.

Shower Room 6'8" x 11'5"



Washbasin set into vanity unit and walk in dual head waterfall shower cubicle, heated towel rail and skylight window.

Visit www.peterheron.co.uk or call 01915103323

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

MAIN ROOMS AND DIMENSIONS

Outside



Gravelled garden to the front whilst to the rear there is a generous enclosed courtyard with double gates providing off street parking.

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.

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

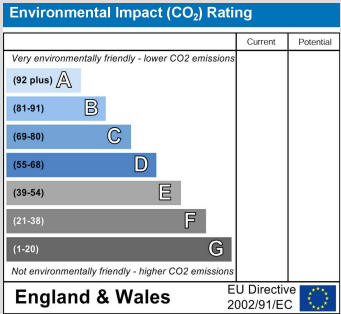
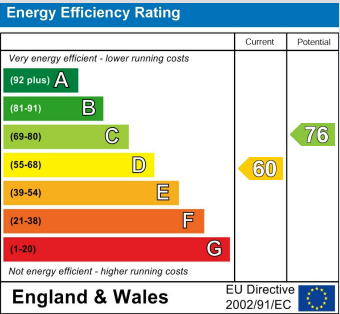
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

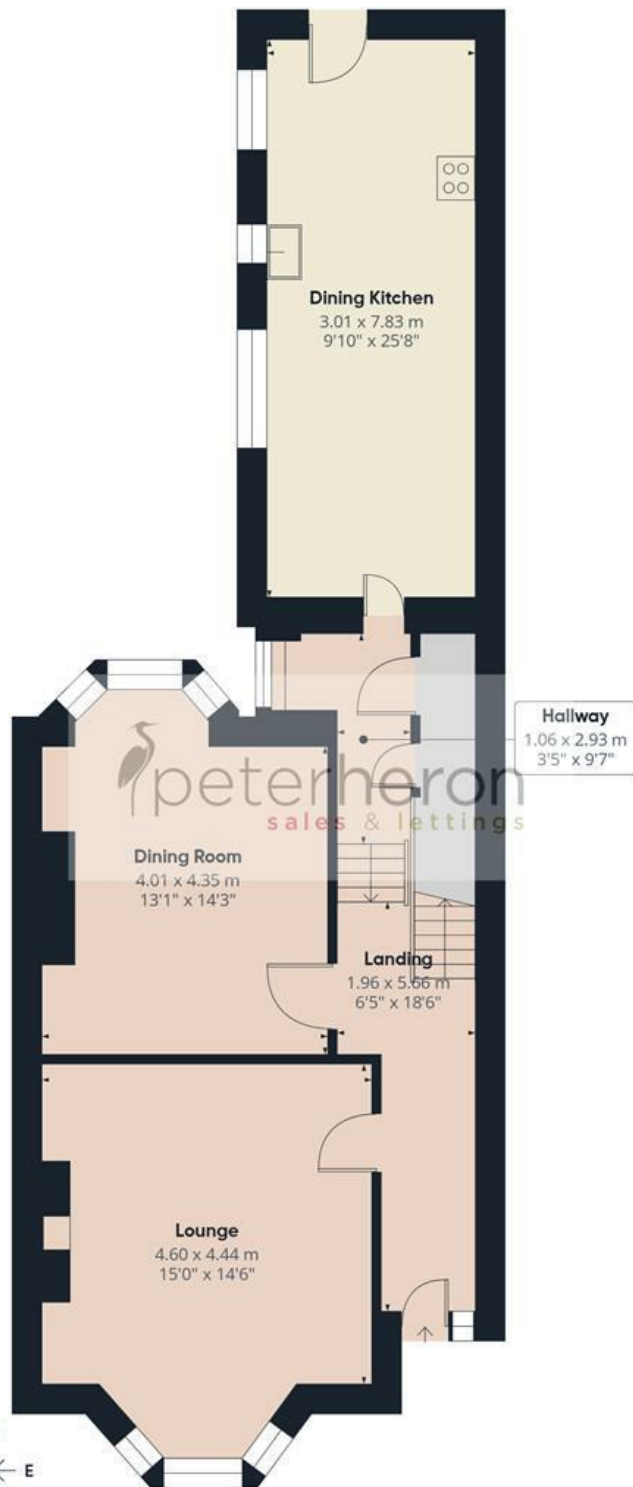
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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 01915103323



Approximate total area⁽¹⁾

181.1 m²

1948 ft²

Reduced headroom

3.7 m²

39 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360