









An impressive three bedroom semi detached home providing spacious well presented accommodation. The property internally comprises entrance porch, attractive entrance hall, lounge opening through to dining room, fitted kitchen, cloakroom/wc, three first floor bedrooms and contemporary four piece bathroom suite. Features of note include UPVC double glazing, gas central heating and delightful gardens to the front and rear along with a garage. Situated in the popular residential area of Grangetown just off St Aidens estate, ideally located for local amenities, as well as offering excellent transport links to Sunderland City Centre and road networks. No upward chain, early viewing is recommended to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Entrance Porch

Inner UPVC door to hall.

## Entrance Hall



Stairs to first floor with storage under.

## Lounge/Dining Room 20'11" x 12'9"



Double glazed bay window to front and radiator. Open archway into dining room.

## Dining Room



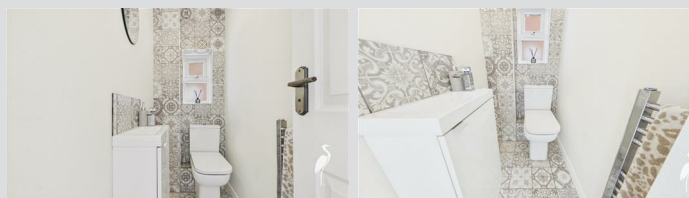
Double glazed window to rear and radiator. Door to kitchen.

## Kitchen 11'3" x 9'8"



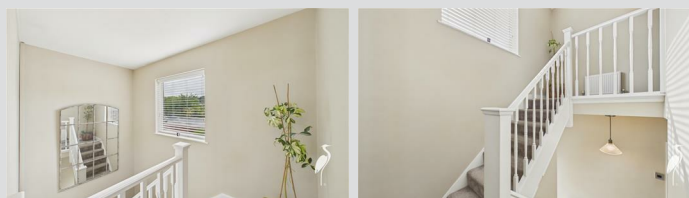
Range of wall and base units with countertops over incorporating a single bowl sink and drainer with mixer tap. Integrated oven with gas hob and hood. Space for fridge freezer and washing machine. Radiator, double glazed window and Composite door to rear.

## Cloakroom/WC



Low level WC and washbasin set unit or vanity unit. Chrome heated towel rail and double glazed window.

## First Floor Landing



Double glazed window to side, radiator and access point to loft.

## Bedroom 1 10'4" x 11'8"



Double glazed window to front and radiator.

## Bedroom 2 10'5" x 11'11"



Double glazed window to rear and radiator.

## Bedroom 3 6'10" x 10'8"



Double glazed window to rear and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Fully tiled bath, shower cubicle, low level wc and washbasin set unit vanity unit. Column radiator and double glazed window.

## Outside



Attractive garden to the front, side gate through to garden with paved seating area with steps down to lawned garden with gate to access the rear.

## Garage 16'6" x 8'4"

Access via electric roller shutter with wooden door to rear garden.

## 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 1/1/1961 and the Ground Rent is £TBC.

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

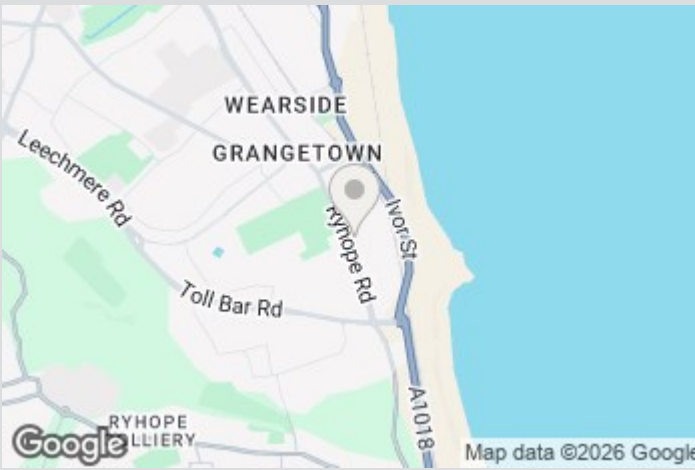
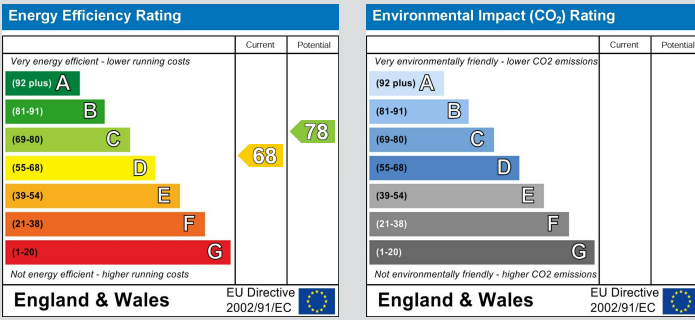
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

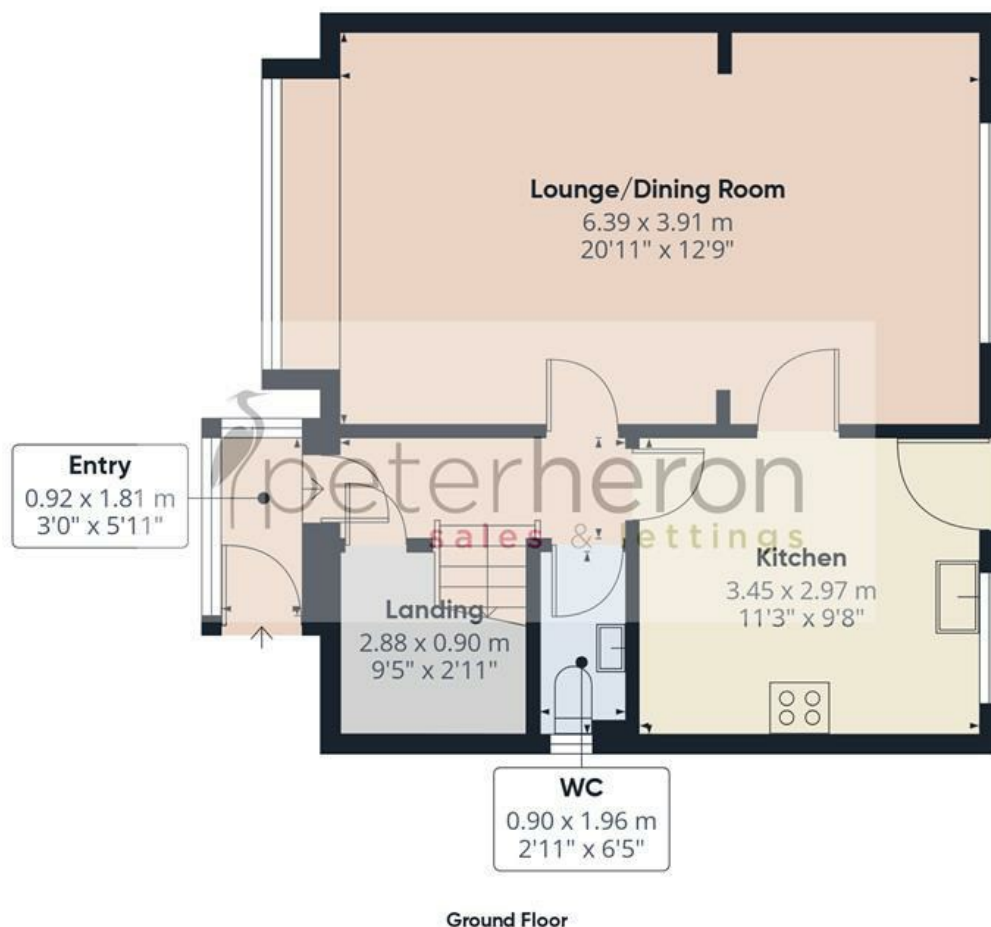
## Ombudsman

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>

86.9 m<sup>2</sup>  
935 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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