

This three bedroom mid terrace home provides deceptively spacious accommodation and enjoys a most convenient location. Internally the accommodation on the ground floor includes a hall, two spacious reception rooms, kitchen and a shower room/wc whilst to the first floor there are three bedrooms. Benefits of the property include gas central heating to radiators, double glazing and a courtyard to the rear. Located within this popular residential area, the property is ideally situated for access to schools and Roker Retail Park, as well as providing excellent transport links including the Metro system and superb road connections.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Hall

Staircase to first floor and built in cupboard.

Lounge 12'0" x 16'3"



Double glazed window to front and radiator. Doors leading through to

Dining Room 13'5" x 13'7"



Double glazed window to rear and radiator.

Kitchen 12'0" x 7'8"



Wall and base units with work surfaces over incorporating sink and drainer unit, space for cooker and fridge freezer,

double glazed window. Built in cupboard providing storage space houses the boiler.

Lobby

Door to courtyard.

Shower Room



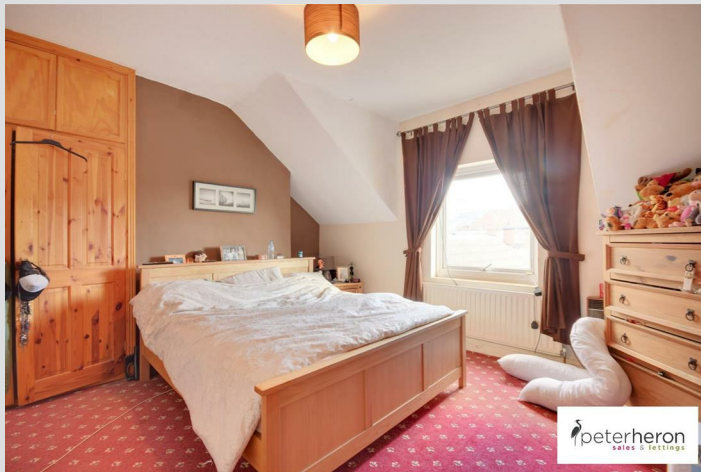
Low level WC, pedestal washbasin and step in shower cubicle with mains shower, radiator, tiled walls and floor, double glazed window.

First Floor Landing

Double glazed window to rear and built in cupboard.

MAIN ROOMS AND DIMENSIONS

Bedroom 1 13'8" x 13'8"



Double glazed window to rear, built in wardrobe and radiator.

Bedroom 2 12'10" x 12'0"



Double glazed window to front and radiator.

Bedroom 3 7'6" x 8'6"



Double glazed window to front and radiator.

Outside

Courtyard to the rear with roller shutter access door.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Council Tax Band

The Council Tax Band is Band A.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd.

Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

Important Notice Part 2

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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Sea Road Viewings

To arrange an appointment to view this property please

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

contact our Fawcett Street branch on 0191 510 6116 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.

