









Quietly tucked away on a small development located just off Rutherglen Road, on a pedestrianised walkway, this three bedroom mid terraced home with lovely gardens to the front offer an exciting opportunity to both families and first time buyers alike.

Arranged over two floors, the property internally comprises entrance porch, living room, dining kitchen, ground floor WC, three first floor bedrooms and a bathroom, the property would benefit from some modernising and updating but is priced accordingly and available with no upward chain.

Within easy reach of a good range of urban amenities and major road networks leading through to the coast, Sunderland City centre and A19.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

### Entrance Lobby

Radiator and stairs to first floor.

### Lounge 11'10" x 14'10"



Double glazed windows to rear, radiator and storage cupboard.

### Dining Kitchen 17'8" x 8'7"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Space provided for an oven, washing machine and fridge freezer. Double glazed window to front. 2x radiators. Door to Lounge.

## Cloakroom/WC



Low level WC and washbasin, double glazed window.

## Rear Porch



Double glazed windows and Composite door to garden.

## First Floor Landing



Access point to loft and storage cupboard.

### Bedroom 1 13'8" x 7'11"



Double glazed window to rear, radiator and storage cupboard.

### Bedroom 2 13'7" x 8'11"



Double glazed window to front, radiator and storage cupboard.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 8'9" x 6'8"



Double glazed window to rear and radiator.

## Bathroom



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

## Outside



Low maintenance block paved patio garden to the rear.

## 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:- 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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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.

## Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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

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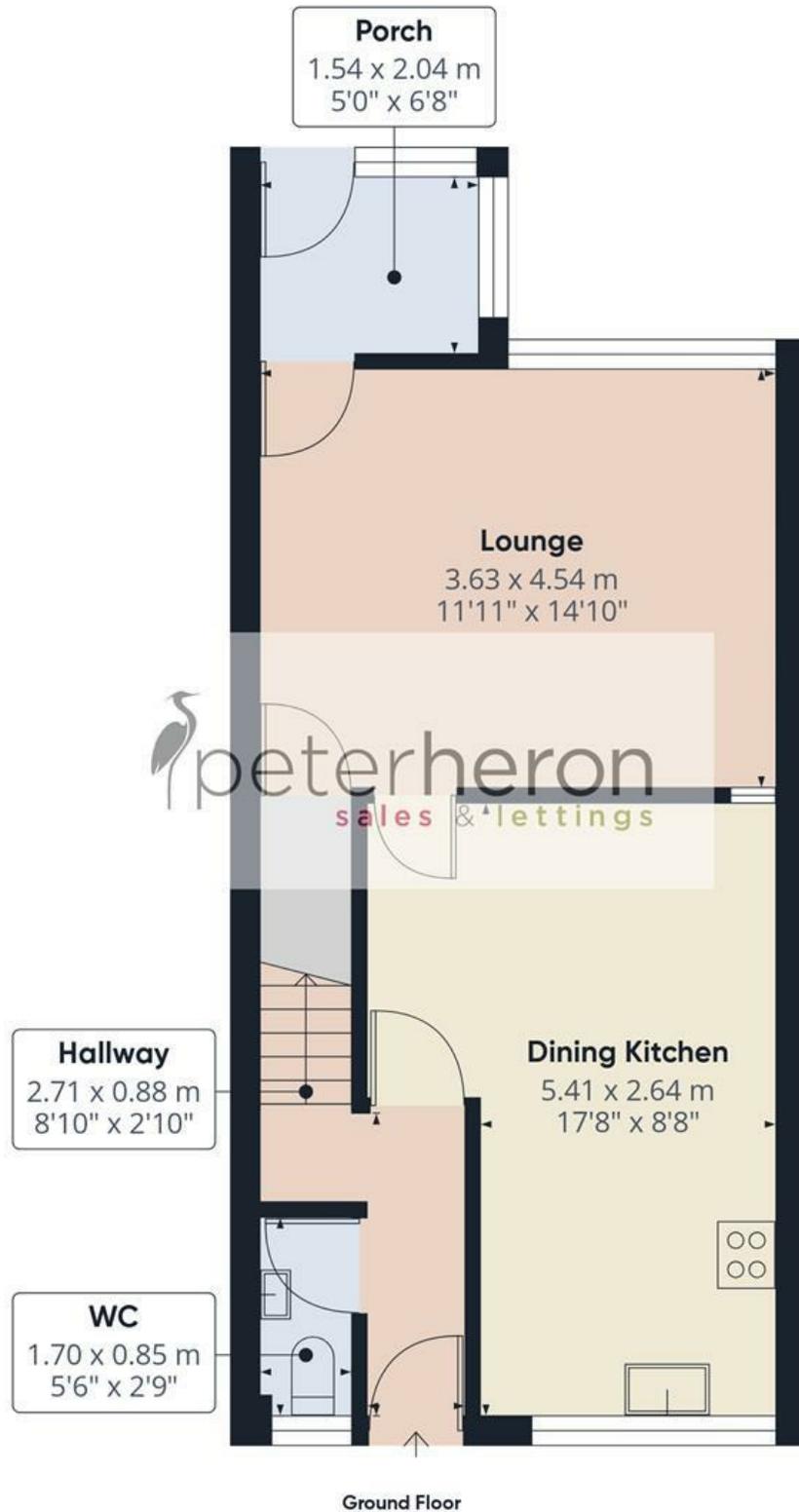
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Approximate total area<sup>(1)</sup>

80.5 m<sup>2</sup>

866 ft<sup>2</sup>

(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.

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