









Occupying a superb position within this highly sought after location is this three bedroom, two reception room semi-detached house. Internally the accommodation briefly comprises of a hall with staircase to the first floor, an attractive lounge with bay window to the front, to the rear a dining room with French doors to the rear garden and there is a kitchen. On the first floor there are three bedrooms, bathroom and a separate wc. Externally there is a garden to the front with a driveway, an attached garage and a garden to the rear. The property enjoys an excellent position on the ever popular Deepdene Road, ideally situated for an extensive range of amenities, close to shops and well regarded schools. There are great transport links to Sunderland City Centre and wider road networks, as well being conveniently placed for the wonderful, nearby beaches and coastline. The property provides fabulous potential for a new owner to upgrade and modernise to their requirements, early viewing highly advised!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to reception hall.

Reception Hall

Stairs to the first floor with storage under, radiator and doors to lounge, dining room, and kitchen.

Lounge 10'8" x 12'1"



Double glazed bay window to the front, feature electric fire and a radiator.

Dining Room 10'8" x 11'8"



Double glazed French doors to the rear and a radiator.

Kitchen 6'0" x 12'1"



Fitted with wall and base units, free standing stainless steel double sinks, Integrated oven and hob with extractor over, space for washing machine and a fridge freezer. Double glazed window to the rear and a door to the side.

First Floor Landing

Access hatch to loft and doors to the three bedrooms, bathroom and separate WC.

Bedroom 1 8'5" x 13'8"



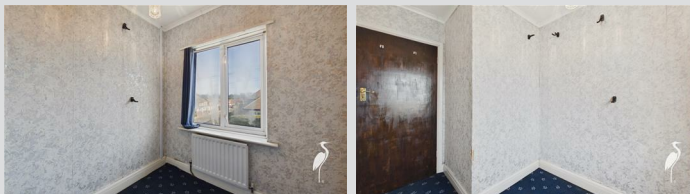
Double glazed window to the front, radiator and fitted sliding door wardrobes.

Bedroom 2 9'11" x 8'0"



Double glazed window to rear, radiator.

Bedroom 3 6'11" x 9'3"



Double glazed window to the front and a radiator.

Bathroom



Bath with overhead electric shower, pedestal wash hand basin, tiled walls, radiator and a double glazed frosted window.

Separate WC



Low level WC, radiator and a frosted double glazed window.

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

Outside



To the front of the property is a low maintenance front garden with a driveway and an attached garage. To the rear is a pleasant garden laid mainly to lawn with established planting and some paved areas.

Tenure FH

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

Council TaxBand

The Council Tax is Band C.

Important Notice

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.

Viewings Srd

To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

Opening Times

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

Ombudsman

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

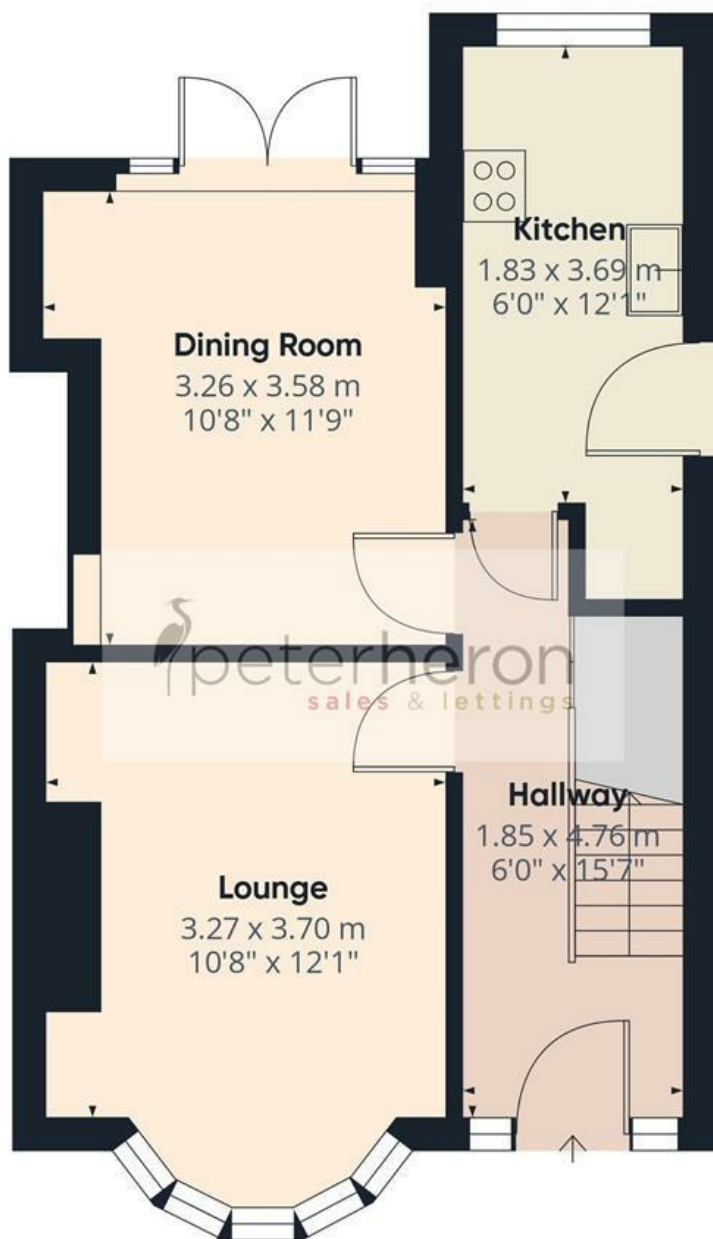


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

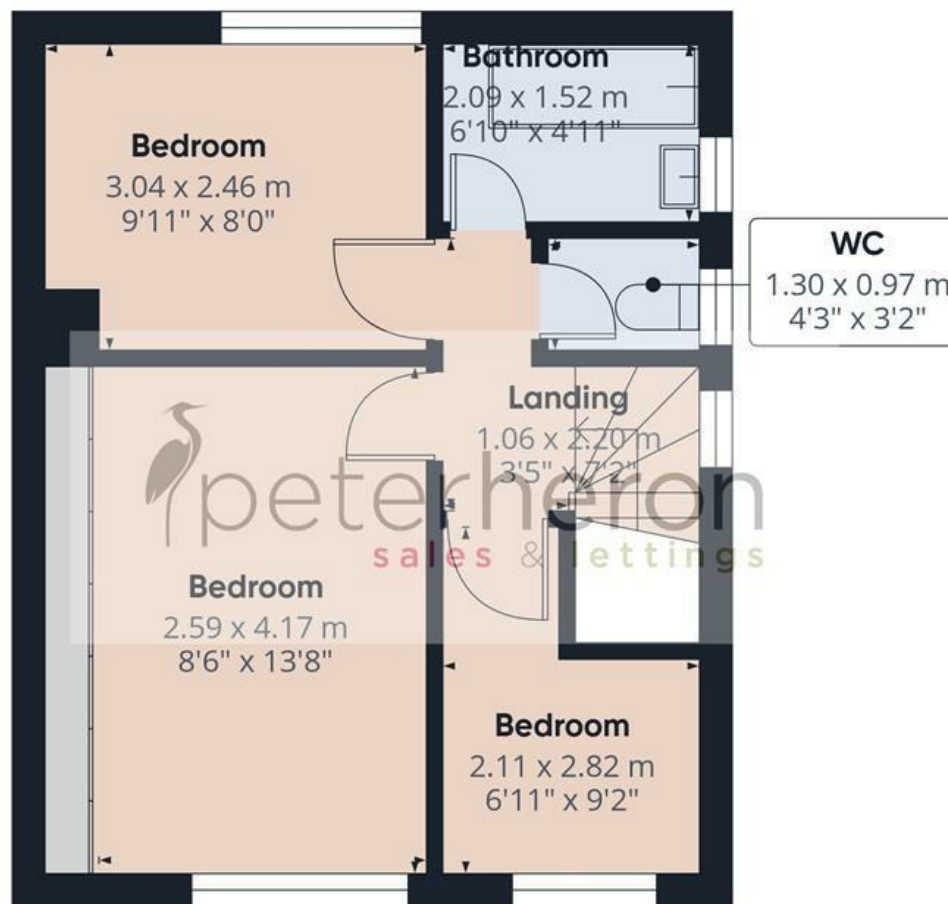
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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



Ground Floor



First Floor

Approximate total area⁽¹⁾

71.6 m²

770 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