









A popular style three bedroom semi detached home, with lovely modern interior ideal for families and first time buyers, this delightful property enjoys a quiet cul-de-sac position on the ever fashionable Wear View estate.

Internal accommodation entrance porch, lounge, dining room, kitchen, three bedrooms and a bathroom whilst features of note include gas central heating, UPVC double glazing, gardens to the front and rear, a double length drive to the side with garage.

Ready to move into and convenient for a superb range of amenities and central to Sunderland city centre, the A19 and coast. Immediate internal inspection unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Porch

Double glazed windows to front and side, storage cupboard and inner door to lounge.

Lounge 14'2" x 14'10"



Double glazed window to front, double glazed window to side, electric fireplace, double radiator and stairs to first floor. Double doors to dining room.

Dining Room 10'0" x 7'11"



Double glazed sliding patio door to rear, storage cupboard and double radiator. Door to kitchen.

Kitchen 9'9" x 6'6"



Range of wall and base units with countertops over incorporating a sink and drainer with mixer tap.

First Floor Landing



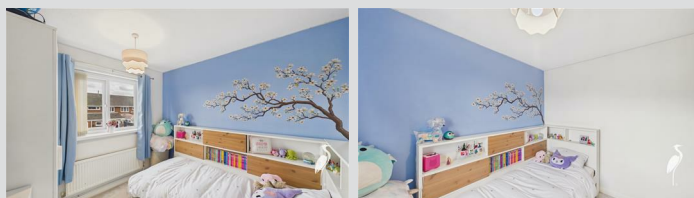
Double glazed window to side and access point to loft.

Bedroom 1 13'6" x 8'8"



Double glazed window to front, radiator, storage cupboard and built in mirrored fronted sliding door wardrobes.

Bedroom 2 9'1" x 8'4"



Double glazed window to rear and radiator.

Bedroom 3 10'7" x 5'11"



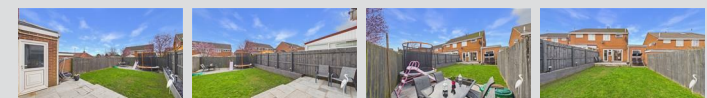
Double glazed window to front and double radiator.

Bathroom



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

Outside



Garden to the front with driveway providing off street parking leading to attached garage, whilst to the rear and attractive lawned garden with patio seating areas.

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MAIN ROOMS AND DIMENSIONS

Garage

Access via up and over shutter door. Space for washing machine and tumble dryer. Double glazed windows and UPVC door to rear.

Council Tax Band

The Council Tax Band is Band B.

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

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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

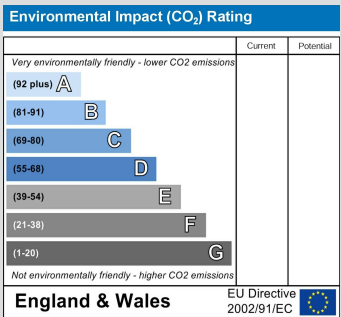
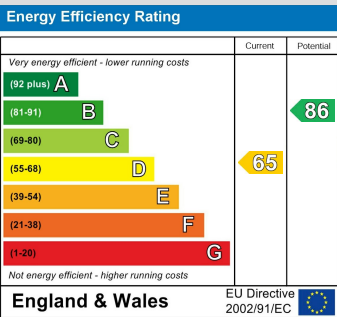
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.

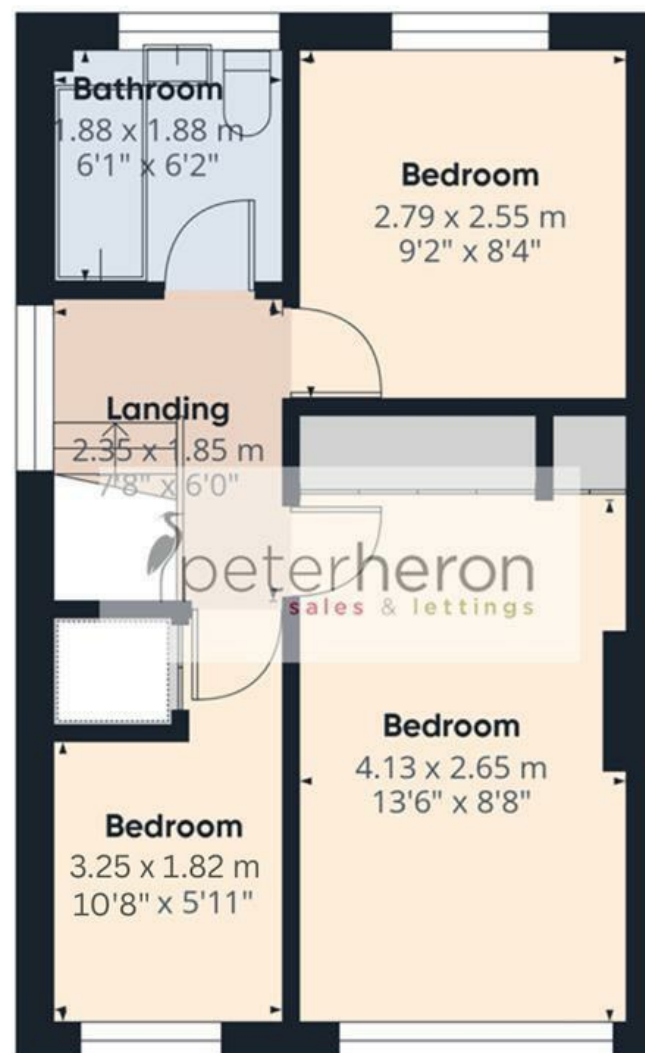


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Ground Floor Building 1



First Floor Building 1

Approximate total area⁽¹⁾

66.3 m²

714 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.

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