















This beautifully presented and well modernised 3 bedroom mid terraced home with superb south west facing gardens to the rear and secure off street parking, offers an exciting opportunity to both first time buyers and families as the property is literally ready to move into. Available with no upward chain, the property internally comprises reception hall, living room, dining room, superb modern kitchen with integrated appliances, 3 first floor bedrooms and a wonderful bathroom. Gardens to the front are accompanied by superb gardens at the rear with artificial lawns and various patio seating areas together with a brick store whilst off street parking is accessed via the courtyard at the rear of the property where there is also additional on street parking. Benefitting from gas central heating and UPVC double glazing and a partially floored loft, the property is decorated to a superb standard throughout and is literally ready to move into. Ideal for all local amenities and close to good schools, the property is also within striking distance of the A19 making it perfect for Nissan, Doxford International Business Park, and Amazon workers whilst the city centre and coast are also within easy reach. Internal inspection is unreservedly recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Double glazed composite door to reception hall.

## Reception Hall



With spindle balustrade staircase, laminate flooring, coved cornicing to ceiling and a double radiator. Part glazed door to the lounge.

## Lounge 9'8" x 13'7" plus oriel bay



UPVC oriel bay window with views across school playing fields, double radiator, laminate flooring, wall mounted plasma design electric fireplace, coved cornicing to ceiling, halogen lighting, open plan to dining room.

## Dining Room 8'11" x 9'2"



With laminate flooring, double radiator, UPVC double glazed sliding patio doors leading out into magnificent south west facing rear gardens.

## Kitchen 7'8" x 8'8"



A good selection of base and eye level units with wood effect working surfaces incorporating a single drainer one-and-a-half bowl colour coordinated sink unit with pedestal professional mixer tap. Integrated appliances include an electric induction hob, overhead extractor hood and built under electric oven, whilst there is also space and plumbing for an automatic washing machine. There's a UPVC double glazed window to rear elevation, coved cornicing to ceiling, tiled splashbacks, double radiator, laminate flooring, wall mounted gas combination boiler serving hot water and radiators.

## First Floor Landing

With access point to floored loft via folding timber ladders.

## Bedroom 1 - front facing 14'2" x 9'4"



UPVC double glazed window to front elevation and a single radiator.

## Bedroom 2 - rear facing 8'8" x 9'4"



UPVC double glazed window to rear elevation, single radiator, coved cornicing to ceiling.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 - front facing 7'8" x 9'7" maximum dimensions incorporating bulk



UPVC double glazed window, laminate flooring, bulkhead with storage space, single radiator and coved corning.

## Bathroom



A beautiful suite comprising low level WC with concealed cistern, wash basin vanity unit with cupboards under and a pedestal mixer tap, fully tiled Roman shower cubicle with rainforest shower head and second handheld riser- white suite with part tiled walls, tile effect vinyl flooring, single column radiator, UPVC double glazed window, coved corning to ceiling and LED downlights.

## Outside



Laid to lawn gardens to the front and a drive providing secure off street parking accessed via a double timber gates, whilst to the rear, wonderful enclosed south west facing gardens with a delightful artificial grass patio seating area accessed directly from the dining room, brick store, a second raised timber decked seating area capturing the morning sunshine.

## 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.

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

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# MAIN ROOMS AND DIMENSIONS

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### 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.

### Sea Road Viewings

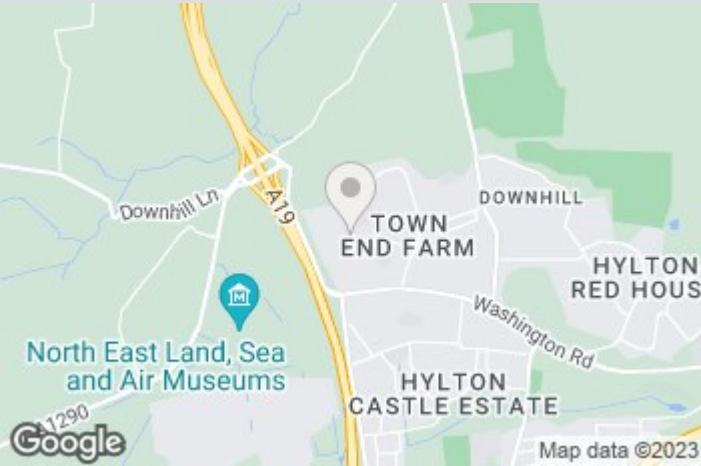
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

### 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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