









Positioned on the periphery of Hylton Castle estate just off Washington Road, this popularly situated three bed semi offers an excellent opportunity both for first time buyers and investors/landlords. Comprising reception hall, lounge, dining room, kitchen, three bedrooms and a bathroom, the property benefits from gas central heating and gardens to the front and rear. Available with no upward chain, the property is within walking distance from local shops and schools and is close to the A19 being perfect for those Doxford International and Nissan workers and also those wishing to commute into Sunderland and across the wider region North East region including Newcastle Upon Tyne and Durham City. Carrying a very competitive asking price, we anticipated considerable interest and immediate internal inspection is highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Hall

Staircase to first floor, understairs storage, UPVC window and radiator.

Lounge 15'1" x 11'6"



UPVC window to front and radiator.

Dining Room 10'10" x 9'4"



UPVC window to rear and radiator.

Kitchen 10'0" x 9'4"



Fitted wall and base units with work surfaces over incorporating sink and drainer unit, gas oven and hob, central heating boiler and UPVC window to rear.

First Floor Landing

UPVC window.

Bedroom 1 13'5" x 9'4"



UPVC window to rear and radiator.

Bedroom 2 11'10" x 8'11"



UPVC window to front and radiator.

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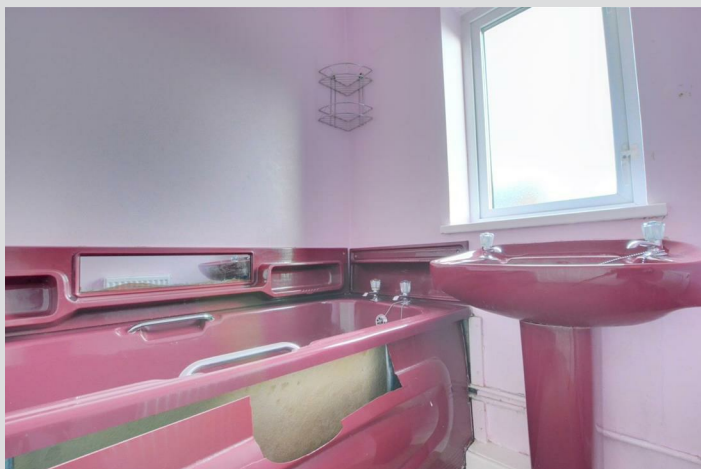
MAIN ROOMS AND DIMENSIONS

Bedroom 3 8'11" x 8'9"



UPVC window to front.

Bathroom



Washbasin and bath, UPVC window.

Separate WC

Low level WC, UPVC window.

Outside



Gardens front and rear.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

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.

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 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.

Sea Road Viewings

To arrange an appointment to view this property please

Visit www.peterheron.co.uk or call 0191 510 3323

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MAIN ROOMS AND DIMENSIONS

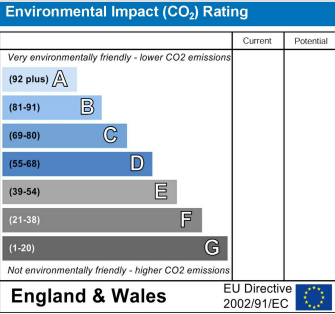
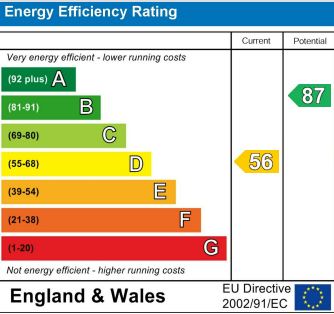
contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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