









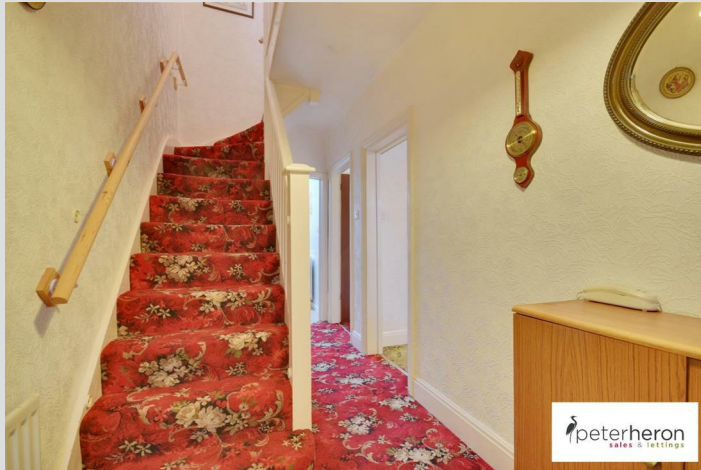
Occupying a pleasant cul-de-sac position is this extended three bedroom semi detached home with a delightful garden to the rear. Internally the property features a hall with staircase to the first floor, lounge, separate dining room, breakfasting kitchen and a modern shower room/wc, to the ground floor. On the first floor there are three bedrooms and a superb contemporary shower room/wc. Benefits of the property include gas central heating to radiators and UPVC double glazing. Externally there is a drive to the front, a store (formally garage that was converted to provide a storage area and to accommodate the shower room) whilst to the rear there is a lawned garden. This location is ideal for local amenities, the Stadium of Light Metro Station and is within easy reach of Sunderland City Centre, the coast and Sea Road shopping centre. With no upper chain involved, an internal inspection is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Hall



Staircase to first floor and radiator.

Lounge 13'6" into bay x 10'6"



Double glazed bay window to front and radiator.

Dining Room 12'11" into bay x 8'11"



Double glazed bay window to rear, radiator and built in cupboard.

Breakfasting Kitchen 14'3" x 8'2"



Wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space for cooker, fridge and washing machine, radiator, two double glazed windows to rear, double glazed door to rear garden, wall mounted boiler, built in storage cupboard and door to shower room.

Shower Room



Superb modern suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit and step in shower cubicle with mains shower over, chrome ladder style radiator and door to store.

First Floor Landing



Double glazed window to side.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 14'6" into bay x 9'9"



Double glazed bay window to front and radiator.

Bedroom 2 10'5" x 7'7" not including fitted robes



Double glazed window to rear, radiator and fitted wardrobes.

Bedroom 3 8'0" x 6'8"



Double glazed window to front and radiator.

Shower Room



An impressive contemporary suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit and walk in shower electric shower, ladder style radiator and two double glazed windows.

Outside



Garden to the front with driveway providing off street parking whilst to the rear there is a delightful garden laid mainly to lawn.

Store 8'0" x 7'11"

The former garage was divided to accommodate the shower room and still provides an excellent storage space and benefits from up and over access door as well as internal door to shower room.

Council Tax Band

The Council Tax Band is Band B.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 13/05/1934 and we are waiting confirmation of the Ground Rent.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

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

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MAIN ROOMS AND DIMENSIONS

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

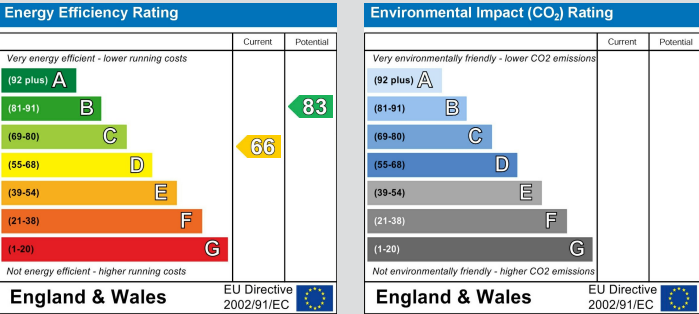
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



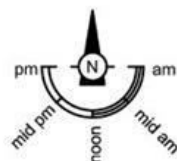
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Ground Floor
Approximate Floor Area
(48.19 sq.m)



First Floor
Approximate Floor Area
(37.55 sq.m)



20 Wearmouth Avenue