









VIRTUAL VIEWING AVAILABLE - BOOK YOURS NOW!! This attractive and well presented three bedroomed semi detached home is sure to appeal to first time buyers and families.

Internally comprising of an entrance porch, reception hall, lounge, dining room, kitchen, three first floor bedrooms and a bathroom. Externally there is a landscaped gardens to the front and side with a long block paved drive whilst to the rear an enclosed patio garden to the rear.

Central to the A19, City Centre and coast, the property is within easy reach of all local amenities and good schools, therefore immediate internal inspection is highly recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Composite double glazed door to

Entrance Porch

Tiled floor, UPVC double glazed door to

Reception Hall



Tiled floor and spindle balustrade staircase.

Lounge 11'6" x 15'11"



Into bay with UPVC double glazed window to front.

Dining Room 9'10" x 11'1"

UPVC double glazed oriel bay window to front, window to side and UPVC door, open plan to

Kitchen 6'5" x 9'8"



Fitted with wall and base units with work surfaces over incorporating sink and drainer unit, gas hob, integrated oven and grill, tiled splashbacks and tiled floor, UPVC double glazed window, door to rear.

First Floor Landing

UPVC double glazed window to side taking in views of Penshaw Monument. Access point to floored loft.

Bedroom 1 (front) 8'9" x 13'8"



To front of fitted wardrobes, UPVC double glazed window to front.

Bedroom 2 (rear) 10'0" x 10'5"



UPVC double glazed window.

Bedroom 3 (front) 7'1" x 10'0"



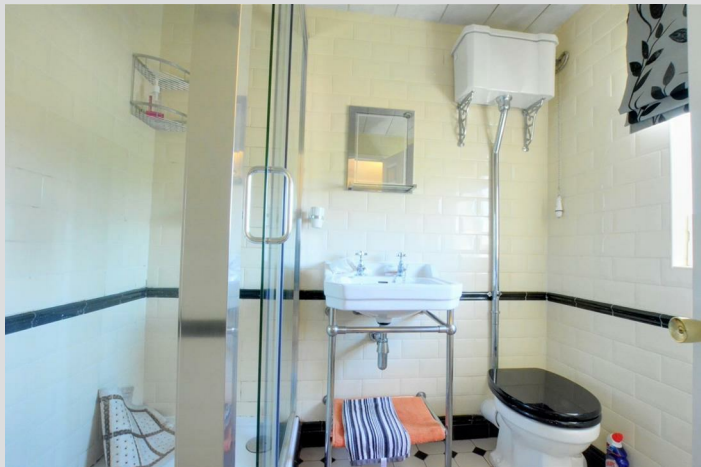
Bulk head cupboard with fitted shelving and hanging rails, UPVC double glazed window to front taking in views of Penshaw Monument.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC with high level cistern, washbasin and large walk in shower enclosure - attractive white suite with tiled walls, tiled floor, UPVC lined ceiling, UPVC double glazed window to front, period style heated towel rail.

Outside



Landscaped gardens to the front and side with a long block paved drive providing off street parking for at least two cars. Enclosed patio garden to the rear with timber shed and external cold water supply.

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.

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MAIN ROOMS AND DIMENSIONS

Sea Road Viewings

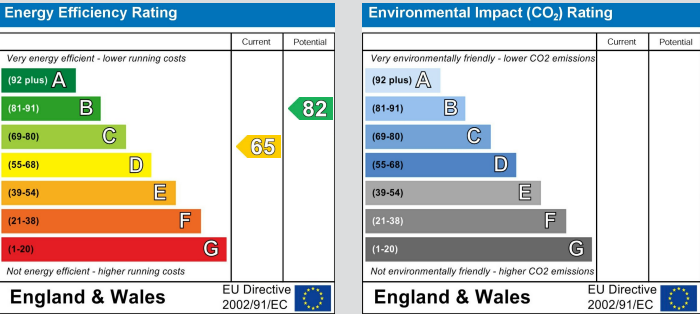
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.

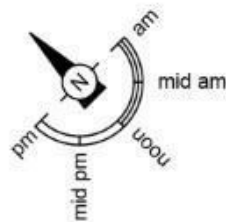


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Ground Floor
Approximate Floor Area
(39.69 sq.m)



First Floor
Approximate Floor Area
(38.28 sq.m)

18 Rotherfield Road