









Available with immediate vacant possession and no upward chain, this popular style three bedroom end terrace home offers an exciting opportunity to both first time buyers and investor landlords and carries a competitive asking price which is sure to create a large level of interest. Internal accommodation comprises reception hall, lounge, dining room, kitchen, three first floor bedrooms and a bathroom whilst externally there are gardens to the front and rear together with a garage providing secure off street parking. Benefiting from gas central heating and UPVC double glazing, the property is in need of general modernising and updating, whilst carries strong potential. Fronting onto a lovely green and walking distance of Sea Road shopping centre and Seaburn Metro station, the property is also well placed for the coast, Sunderland City Centre and A19.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via wooden glass paneled door into the entrance hall.

Entrance Hall



Stairs to the first floor with storage under, radiator and doors to the lounge, dining room and kitchen.

Lounge 13'6" x 10'9"



Double glazed window to front, radiator, feature fireplace. Open plan to the dining room.

Dining Room 8'9" x 8'7"



Double glazed window to rear and a radiator.

Kitchen 8'9" x 7'8"



Range of wall and base units with counter tops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include an oven, hobs and cooker hood, space provided for a fridge freezer. Double glazed window, radiator and UPVC door to the rear.

First Floor Landing

Access hatch to loft and doors to bedrooms one, two and three, shower room and separate WC.

Bedroom 1 14'0" x 7'6"



Double glazed window to the front, radiator and built in mirror fronted sliding door wardrobes.

Bedroom 2 9'3" x 8'8"



Double glazed window to rear and a radiator.

Bedroom 3 9'8" x 7'8" max



Double glazed window to front, radiator and built in storage cupboard.

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

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Shower Room



Wash hand basin, walk in shower cubicle and a double glazed window.

Separate WC



Low level WC and double glazed window to rear.

Outside



An attractive garden to the front and rear, with two outhouses.

Tenure FH

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council TaxBand

The Council Tax is Band A.

Important Notice

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. 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. 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.

Viewings Srd

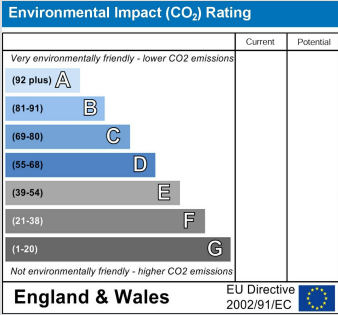
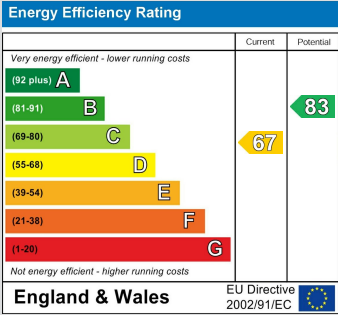
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

Opening Times

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS



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

Tried. Trusted. Recommended. **City Branch** 20 Fawcett Street Sunderland SR1 1RH **Fulwell Branch** 15 Sea Road Fulwell Sunderland SR6 9BS

