









This impressive three bedroom semi-detached home, provides spacious and well presented accommodation within this ever popular area of Redhouse. The internal accommodation includes a hall with staircase to the first floor, lounge, opening through to a dining room, a fitted kitchen and a utility whilst to the first floor three bedrooms and a bathroom/wc. Benefits of the property include gas central heating to radiators, UPVC double glazing and gardens to the front and rear. This location provides excellent access to local amenities, shops and schools, as well as offering links to the city centre, A19 and coast. With immediate vacant possession and no upper chain involved, early viewing is recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Hall



Stairs to first floor and wood effect laminate flooring.

Lounge 14'0" x 10'7"



Double glazed window to front, double radiator and wood effect laminate flooring, open through to

Dining Room 10'3" x 9'4"



Double glazed window to rear, single radiator and wood effect laminate flooring.

Kitchen 10'2" x 9'5"



Base and eye level units with work surfaces over incorporating sink and drainer unit, tiled splashbacks, wood effect laminate flooring, single radiator, double glazed window to rear.

Utility 6'5" x 7'9"



Double glazed window, single radiator, wood effect laminate flooring, wall mounted combi boiler and door to rear gardens.

First Floor Landing

Double glazed window and access to loft.

MAIN ROOMS AND DIMENSIONS

Bedroom 1 14'9" into fitted robes x 10'0"



Double glazed window, single radiator, wood effect laminate flooring and fitted mirror fronted sliding door wardrobes.

Bedroom 2 10'7" x 10'5"



Double glazed window, single radiator and wood effect laminate flooring.

Bedroom 3 10'5" into fitted robes x 7'4"



Double glazed window, single radiator, wood effect laminate flooring and fitted wardrobes and built in cupboard.

Bathroom



Low level WC, washbasin and bath with overhead shower,

single radiator, double glazed windows, tiled walls and flooring.

Outside



Spacious lawned gardens to the rear.

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.

Council Tax Band

The Council Tax Band is Band A.

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.

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

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

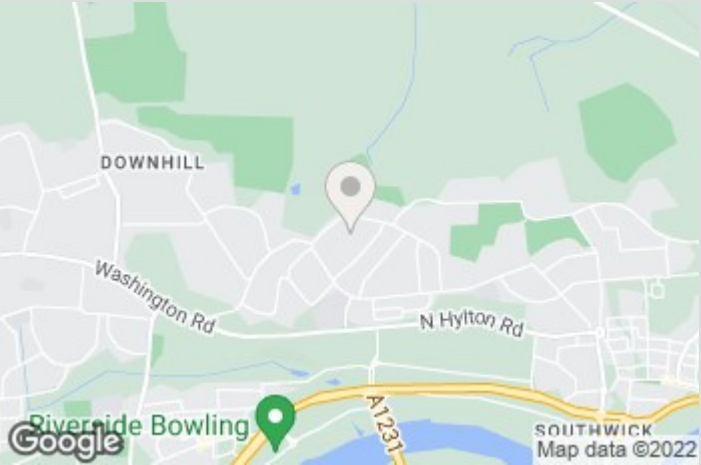
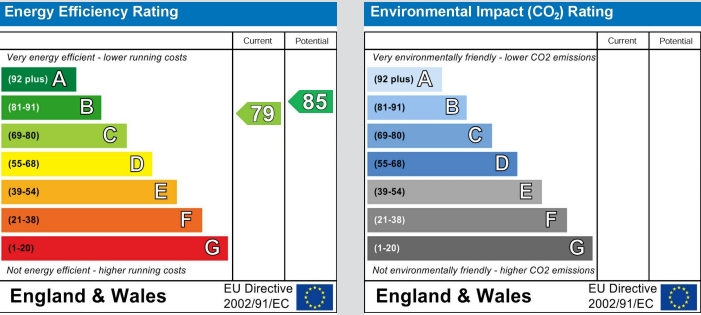
contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

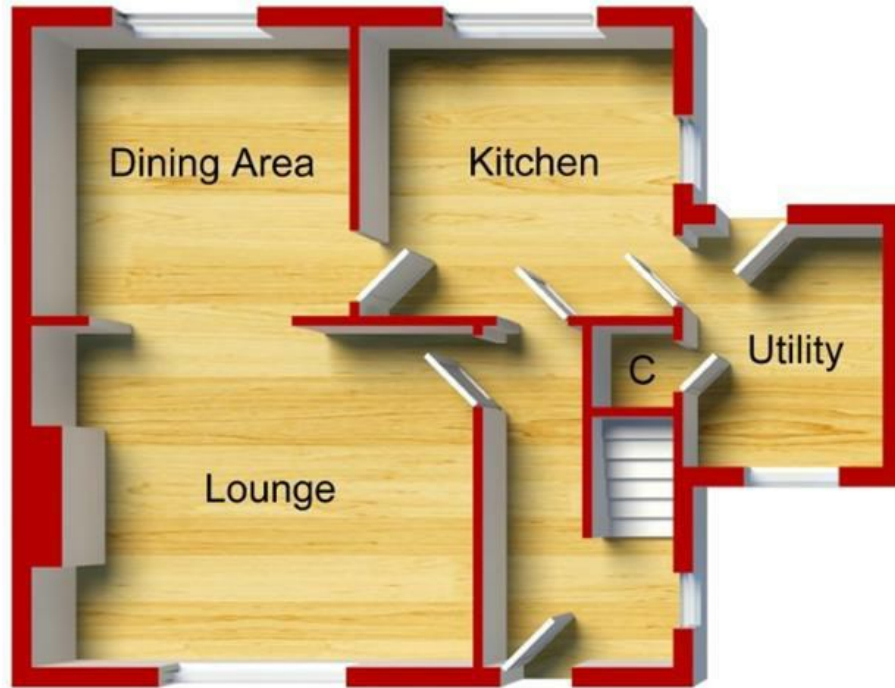
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

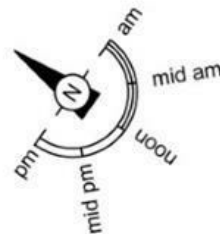
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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Ground Floor
Approximate Floor Area
(40.06 sq.m)



First Floor
Approximate Floor Area
(40.06 sq.m)

20 Rosemary Road