









A beautifully presented three bedroom semi-detached house, featuring a stylish interior, gardens, along with off street parking and a garage. Internally the immaculate accommodation includes to the ground floor of a hall, attractive lounge with an archway leading through to a dining area and there is a superb modern fitted kitchen. To the first floor there are three bedrooms and a contemporary bathroom/wc. Externally there are delightful gardens to the front and rear, along with parking and a single garage to the rear. This location is ideal for local amenities, shops and schools, as well as offering excellent links to Sunderland city centre and major road links including the A19. Viewing is highly recommended to appreciate the accommodation on offer. No upward chain.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Lobby



Stairs to the first floor landing and double doors into lounge.

Lounge 12'4" x 13'6"



Double glazed bay window to front, radiator, storage cupboard, archway leading to dining room.

Dining Room 8'3" x 10'4"



Radiator and double glazed window to rear. Door to kitchen.

Kitchen 7'2" x 10'5"



Fitted with modern wall and base units with work surface over incorporating a 1/2 bowl stainless steel sink and drainer unit, integrated appliances include an oven and gas hob with extractor fan over, space has been provided for the inclusion of a fridge freezer and a washing machine. UPVC lined ceiling, double glazed window to the side and rear. Door to rear garden.

First Floor Landing



Double glazed window to the side and access point to loft.

Bedroom 1 8'9" x 15'2"



Double glazed window to the front and radiator.

Bedroom 2 9'4" x 9'1"



Double glazed window to rear, radiator and storage cupboard.

Bedroom 3 6'7" x 7'2"



Double glazed window to front, radiator and storage cupboard.

Bathroom



Modern bathroom with a low level WC, washbasin and bath with over head rainfall shower head, tiled walls, double glazed window and ladder style heated towel rail.

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MAIN ROOMS AND DIMENSIONS

Outside



To the front is an attractive garden and to the rear is a generous garden with block paving, a separate single garage, and there is also off street parking.

Council Tax Band

The Council Tax Band is Band B.

Tenure Freehold

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

Important Notice - Particulars

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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

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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.

Sea Road Viewings

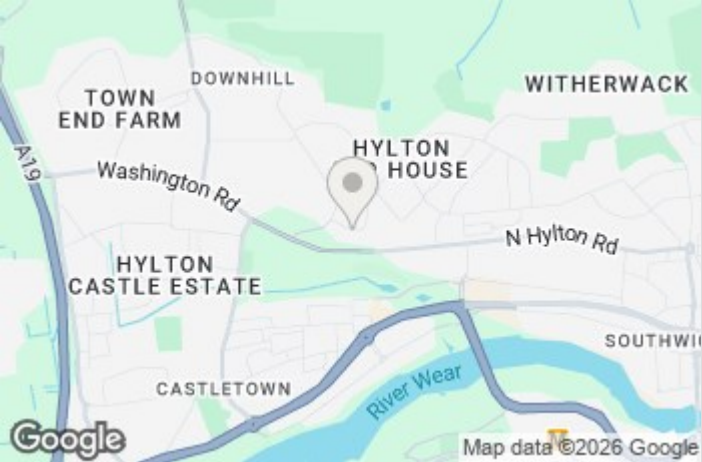
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.

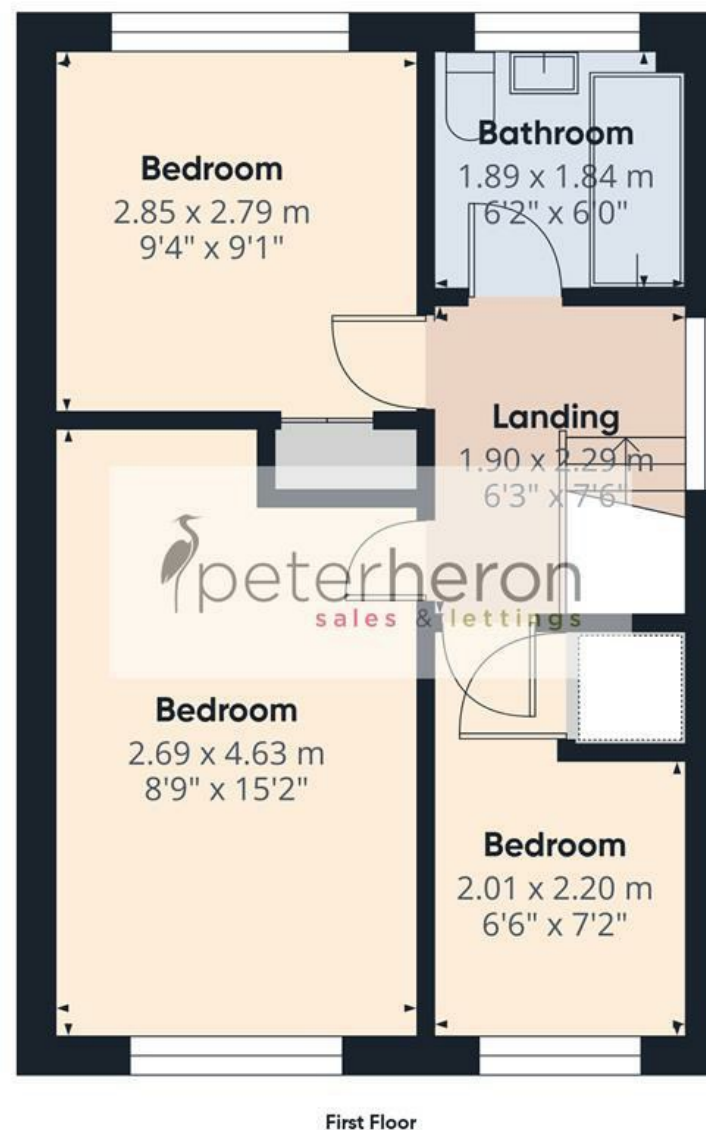
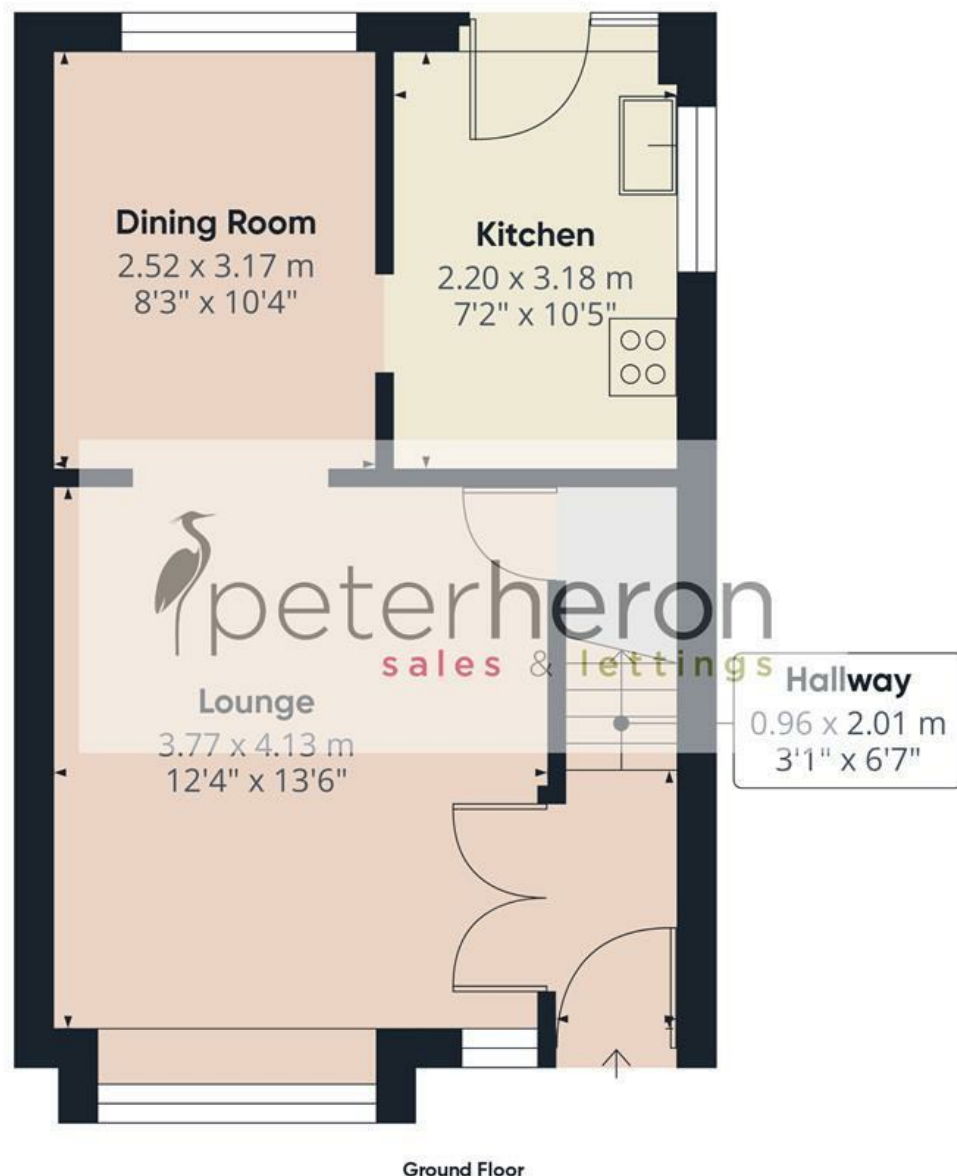


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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Approximate total area⁽¹⁾

67.9 m²

731 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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