





Occupying a superb position within this highly sought after location is this three bedroom, two reception room semi-detached house. Internally the accommodation briefly comprises of a hall with staircase to the first floor, an attractive lounge with bay window to the front, to the rear a dining room with French doors to the rear garden and there is a kitchen. On the first floor there are three bedrooms, bathroom and a separate wc. Externally there is a garden to the front with a driveway, an attached garage and a garden to the rear. The property enjoys an excellent position on the ever popular Deepdene Road, ideally situated for an extensive range of amenities, close to shops and well regarded schools. There are great transport links to Sunderland City Centre and wider road networks, as well being conveniently placed for the wonderful, nearby beaches and coastline. The property provides fabulous potential for a new owner to upgrade and modernise to their requirements, early viewing highly advised!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door to reception hall.

## Reception Hall

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

## Lounge 10'8" x 12'1"



Double glazed bay window to the front, feature electric fire and a radiator.

## Dining Room 10'8" x 11'8"



Double glazed French doors to the rear and a radiator.

## Kitchen 6'0" x 12'1"



Fitted with wall and base units, free standing stainless steel double sinks, Integrated oven and hob with extractor over, space for washing machine and a fridge freezer. Double glazed window to the rear and a door to the side.

## First Floor Landing

Access hatch to loft and doors to the three bedrooms, bathroom and separate WC.

## Bedroom 1 8'5" x 13'8"



Double glazed window to the front, radiator and fitted sliding door wardrobes.

## Bedroom 2 9'11" x 8'0"



Double glazed window to rear, radiator.

## Bedroom 3 6'11" x 9'3"



Double glazed window to the front and a radiator.

## Bathroom



Bath with overhead electric shower, pedestal wash hand basin, tiled walls, radiator and a double glazed frosted window.

## Separate WC



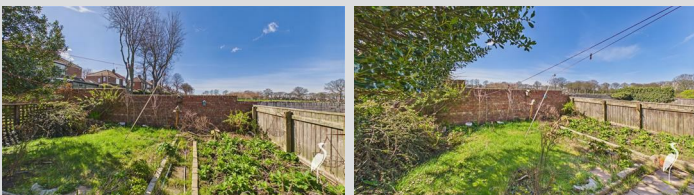
Low level WC, radiator and a frosted double glazed window.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## Outside



To the front of the property is a low maintenance front garden with a driveway and an attached garage. To the rear is a pleasant garden laid mainly to lawn with established planting and some paved areas.

## 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 C.

## 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

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## Viewings Srd

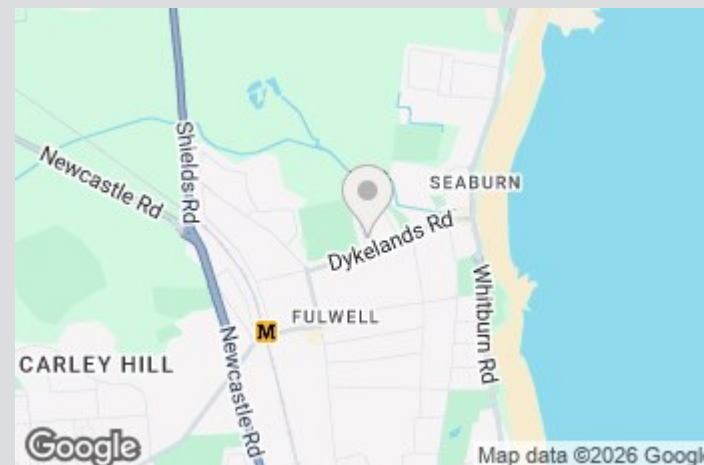
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

## 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.

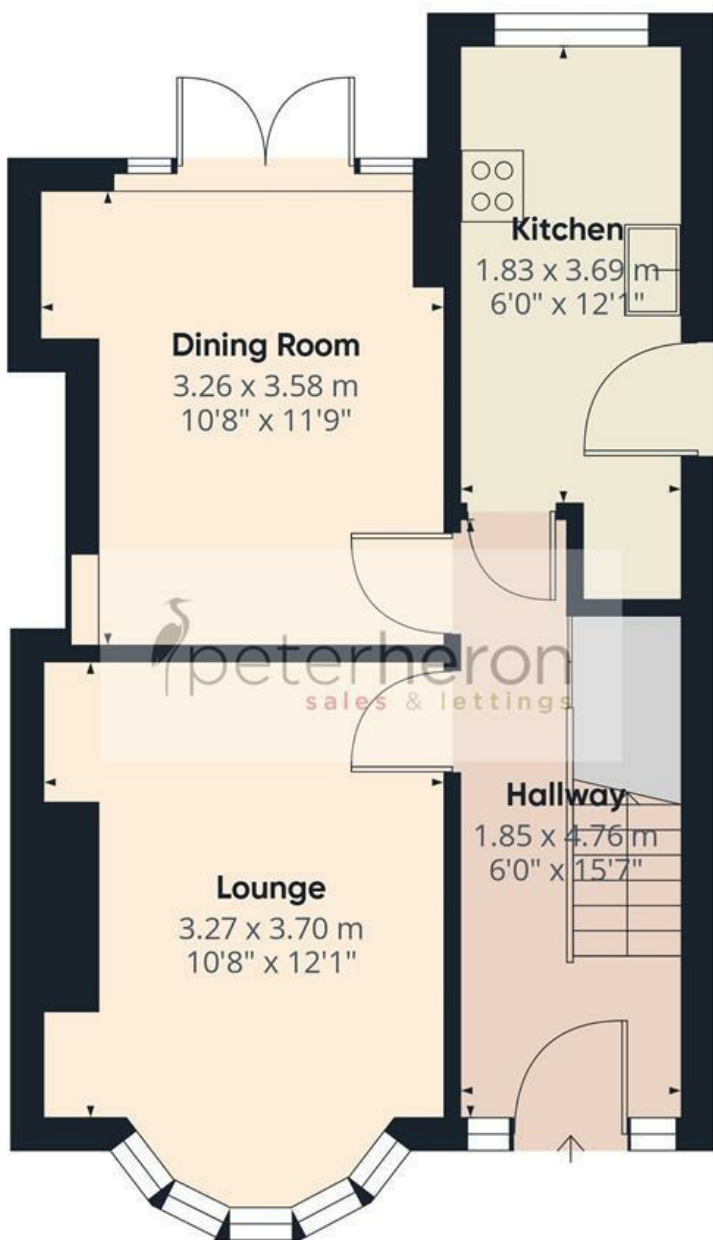


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

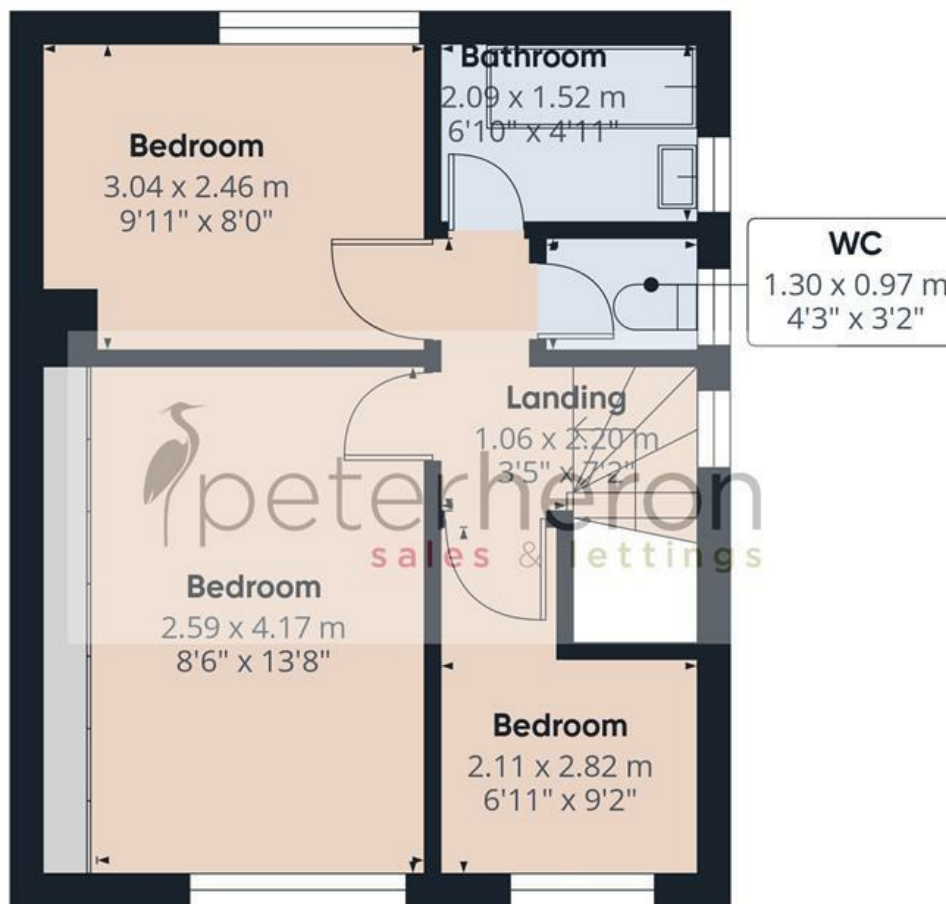
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Ground Floor



First Floor

Approximate total area<sup>(1)</sup>

71.6 m<sup>2</sup>  
770 ft<sup>2</sup>

(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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