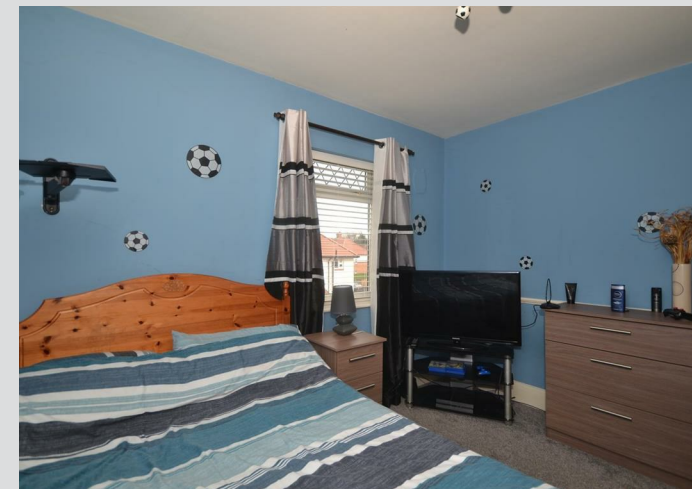










This three bedroom semi detached house boasts a generous conservatory and really must be viewed. The accommodation is arranged over to floors and comprises entrance porch, entrance hall, lounge, dining kitchen, ground floor bathroom, conservatory and three bedrooms all with the benefit of double glazing and gas central heating. Externally there are gardens to the front and rear. The property is situated in the popular residential area of Monkwearmouth and ideally located for a range of amenities, close to schools and boasting good transport links to Sunderland city centre and wider road networks.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Porch

Door to

Entrance Hall

Stairs to first floor.

Lounge 15'6" x 14'1"

UPVC double glazed window to front, living flame gas fire with feature surround, built in storage cupboard and radiator.

Dining Kitchen 13'10" x 9'3"

Fitted with a range of wall and base units, worktops, inset sink, tiled splashbacks, gas hob, electric oven, extractor fan, UPVC double glazed window to rear and radiator.

Ground Floor Bathroom

WC, washbasin and bath with shower over, tiled walls, UPVC double glazed window to rear and radiator.

Conservatory 19'7" x 9'3"

UPVC double glazed French doors leading to outside and laminate flooring.

First Floor Landing

Loft access.

Bedroom 1 13'9" to front of robes x 10'10"

Fitted wardrobes, UPVC double glazed window to front and radiator.

Bedroom 2 10'5" x 9'3"

UPVC double glazed window to rear and radiator.

Bedroom 3 8'2" x 12'6"

UPVC double glazed window to rear, radiator and laminate flooring.

Outside



East facing enclosed rear gardens.

Important Notice

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

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.

Tenure Unknown

We are unable to advise on the Tenure.

Viewings Srd

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

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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MAIN ROOMS AND DIMENSIONS

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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC

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