















We are delighted to introduce to the market another one of these very popular modern three bedroom semi detached homes offering well proportioned living accommodation which is easy to maintain and economic to run. Available with no upward chain, this splendid home is decorated to a good standard throughout and is ideal for those first time buyers and families searching for a "Turnkey" property.

Internal accommodation comprises reception hall with ground floor WC, living room with French doors leading out into south facing gardens, a dining kitchen, three first floor bedrooms and a bathroom. Benefiting from gas central heating and UPVC double glazing, the property externally has open plan lawned gardens to the front and a well proportioned lawned garden to the rear with off street parking via a drive at the bottom of the garden.

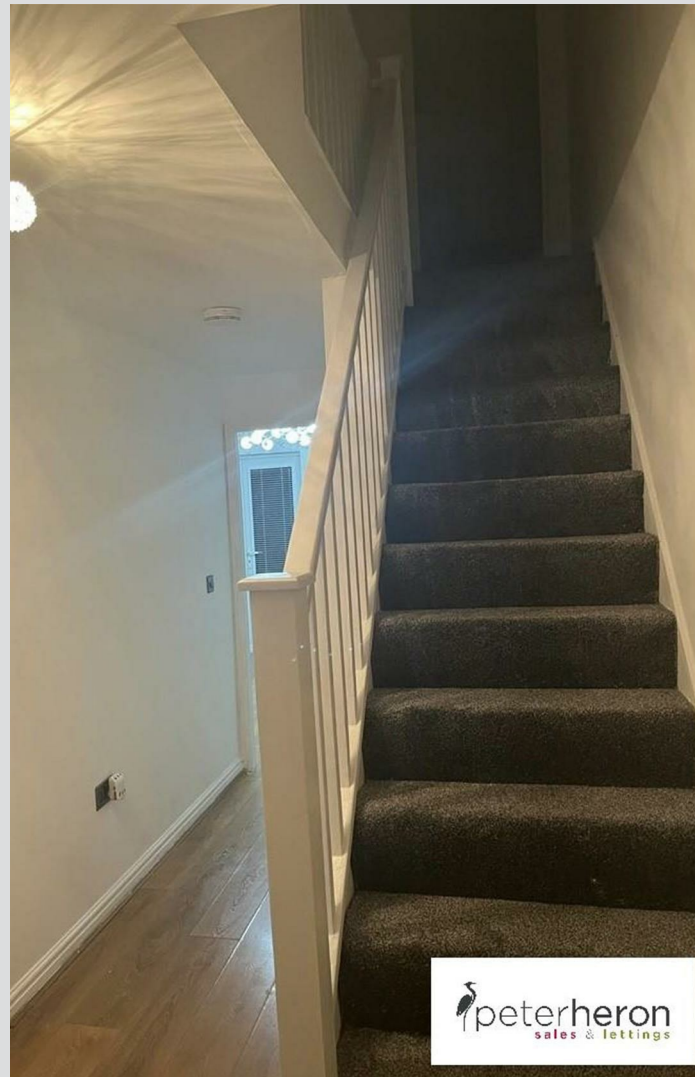
Enjoying a central position on the popular Marley Park development set midway between the City Centre, A19 and Coast, the property is within easy walking distance of an excellent range of amenities and is sure to impress all who view!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Six panel door to

## Reception Hall



Spindle balustrade staircase, laminate flooring, single radiator, understairs storage cupboard.

## Ground Floor WC



Low level WC with corner washbasin - white suite with ceiling mounted extractor unit, single radiator and vinyl flooring.

## Living Room 10'9" x 13'6"



UPVC double glazed window and French doors to rear elevation providing access out into spacious rear gardens, laminate flooring.

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# MAIN ROOMS AND DIMENSIONS

## Kitchen/Diner 16'2" x 6'7"



Base and eye level units with granite coloured working surfaces incorporating a single drainer stainless steel sink unit with pedestal mixer tap, plumbing for automatic washing machine, gas hob, built under electric ove and overhead extractor hood, wall mounted gas combination boiler serving hot water and radiators, vinyl flooring, space for fridge freezer, . dining area, UPVC double glazed windows to front and side elevations, tiled splashbacks.

## First Floor Landing



Access point to loft.

## Bedroom 1 (front) 8'3" x 13'6" incorporating bulk head



Two UPVC double glazed windows to front and single radiator.

## Bedroom 2 (rear) 7'2" x 12'5"



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

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 (rear) 9'0" x 6'1"



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

## Bathroom



Low level WC, pedestal washbasin and panel bath with

shower mixer tap - white suite with tiled splashback, UPVC double glazed window, wall mounted extractor unit, vinyl flooring and double radiator

## Outside



Open plan laid to lawn gardens to the front. Spacious laid to lawn gardens to the rear with southerly aspect, parking to rear.

## Council Tax Band

The Council Tax Band is Band A.

## Tenure Freehold

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

## 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. 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.

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# MAIN ROOMS AND DIMENSIONS

## Sea Road Viewings

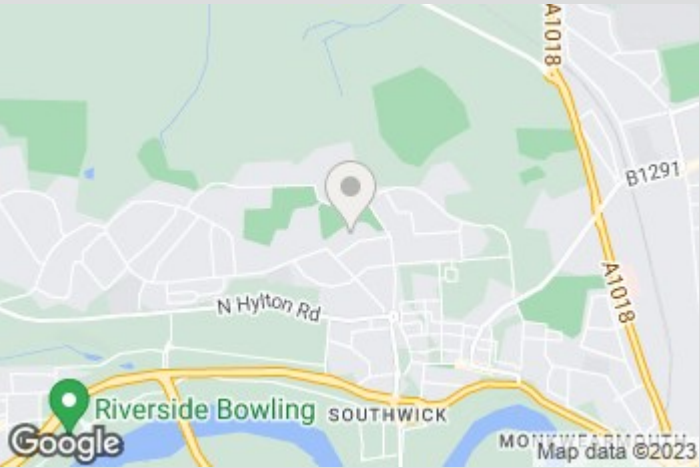
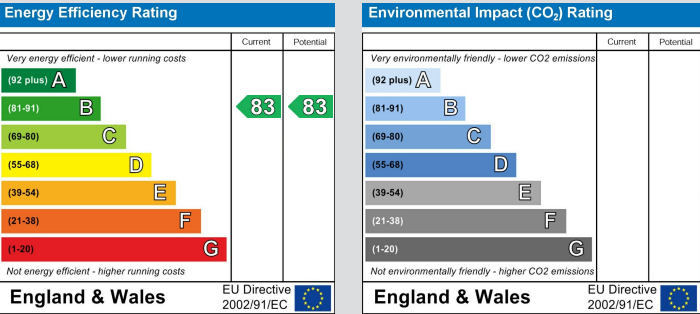
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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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