









This attractive three bedroom end link is situated in the popular residential estate, available with no upward chain. Internally the property comprises lounge, dining room, kitchen, three first floor bedrooms and a bathroom. Externally there is a garden to the front with driveway leading to two garages whilst to the rear there is a superb mature garden laid mainly to lawn. Offering a wonderful living space perfect for first time buyers and families with it's close proximity to superb amenities, schools, sea front and Metro stations. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Lobby

Radiator and stairs to first floor. Door to lounge.

Lounge 12'7" x 13'1"



Double glazed window to front, two radiators and double doors to dining room.

Dining Room 8'1" x 8'11"



Double glazed French patio doors to the rear, radiator, storage cupboard and archway to the kitchen.

Kitchen 7'4" x 9'0"



Fitted with wall and base units with work surface over incorporating stainless steel sink and drainer unit, integrated oven and gas hob with extractor fan oven, space for washing machine and fridge freezer, part tiled walls and double glazed window to the rear.

First Floor Landing

Access point to loft and storage cupboard.

Bedroom 1 9'2" x 9'9"



Double glazed window to the rear, radiator and fitted mirror fronted sliding door wardrobes.

Bedroom 2 6'10" x 10'0"



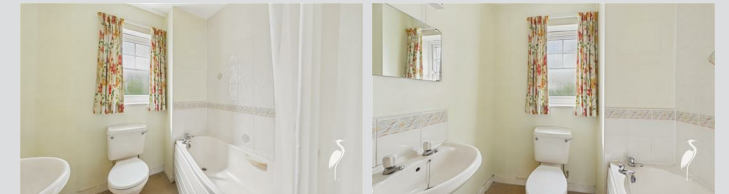
Double glazed window to the front and radiator.

Bedroom 3 8'8" x 6'11"



Double glazed window to the front, radiator and storage cupboard.

Bathroom



Low level WC, pedestal washbasin and bath with overhead shower, part tiled walls, radiator and double glazed frosted window.

Outside



Garden to the front with generous driveway leading to a double garage, whilst to the rear a garden laid mainly to lawn with established plants and shrubs.

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Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Council Tax Band

The Council Tax Band is Band C.

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

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 the correctness of each of them. Independent property size verification is recommended.

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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		

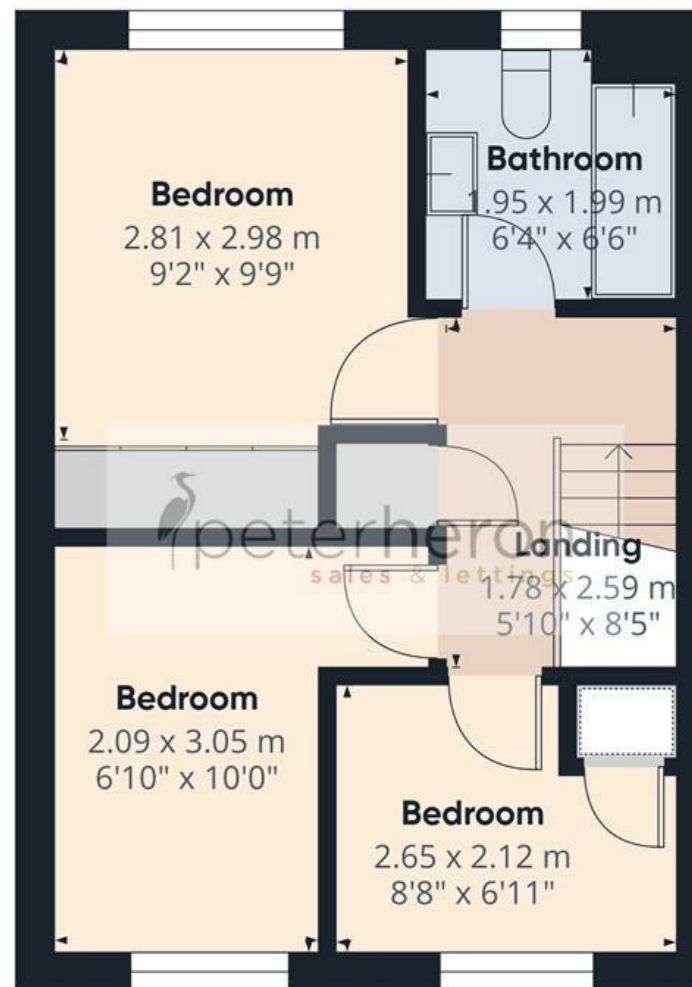
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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England & Wales	EU Directive 2002/91/EC		

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Ground Floor



First Floor

Approximate total area⁽¹⁾

61.6 m²

662 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.

