









A well modernised and beautifully presented end terraced home offering a comfortable living space ideal for first time buyers and families. Just a stones throw from the riverside and within easy walking distance of Sunderland's magnificent coastline and Sunderland City centre, the property enjoys a discreet situation set behind a well maintained green with mature trees.

Internal accommodation comprises reception hall, lounge, dining kitchen, three bedrooms and a bathroom whilst externally there are open plan gardens to the front and enclosed gardens to the rear with a lovely seating area and secure off street perking to the side accessed via double timber gates.

Within close proximity of St Peters University Campus, Metro station and the Sheepfolds, this stunning home is literally ready to move into and can only be fully appreciated upon internal inspection.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Double glazed Composite door.

## Reception Hall



Wood effect laminate flooring, single radiator, fitted shelving, built in cupboard.

## Lounge 12'8" x 12'11"



UPVC double glazed window to front looking onto attractive green with mature trees, double radiator.

## Dining Kitchen 9'10" x 12'10"



Good selection of base and eye level units with working surfaces and upstands incorporating single drainer sink unit with pedestal mixer tap, integrated appliances include five burner gas hob with tempered glass splashback, overhead extractor hood, microwave and electric oven, washer and tumble dryer together with fridge freezer, wall mounted gas combination boiler serving hot water and radiators discreetly positioned within a cupboard. Dining Area - wood effect laminate flooring, UPVC double glazed window to rear, understairs storage cupboard, single radiator, double glazed Composite door to rear.

## First Floor Landing

Built in cupboard and radiator.

## Bedroom 1 (front) 13'0" x 10'0"



UPVC double glazed windows to front, single radiator.

## Bedroom 2 (front) 13'6" x 7'3"



UPVC double glazed window to front, single radiator, access point to loft.

## Bedroom 3 (rear) 7'3" x 10'0"



UPVC double glazed windows to rear, single radiator.

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

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, pedestal washbasin and panel bath with overhead shower and glass screen - white suite with part tiled walls, part floor, UPVC double glazed window, heated towel rail.

## Outside



Paved open plan garden to the front looking towards maintained green, single gate to side providing access through to attractive enclosed gardens to the rear which enjoy a westerly aspect with a lovely artificial grass and seating area and secure off street parking accessed via double timber gates.

## 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

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

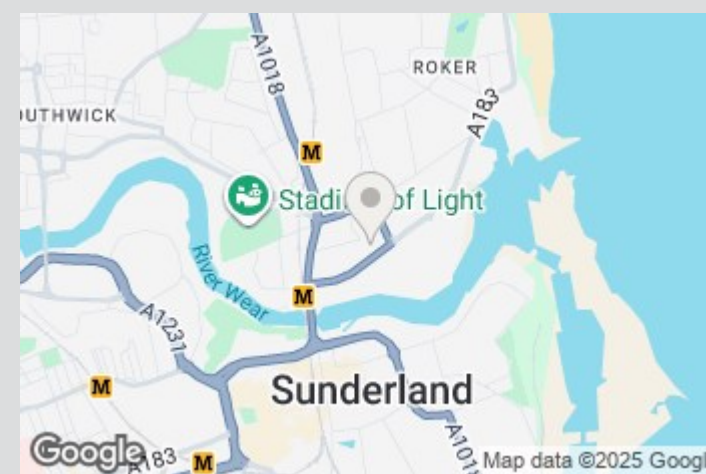
## Opening Times

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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<p><i>Vary energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			
		69	82
<p><i>Vary environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	



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