















A spacious, larger style three bedroom semi-detached house, occupying a pleasant cul-de-sac position within this convenient and ever popular area. Internally the accommodation on the ground floor includes includes a hall, washroom/wc, generous lounge, dining area and a kitchen whilst to the first floor there are three bedrooms and a bathroom/wc. Externally there are gardens to the front and rear. The property has solar panels that a re subject to a lease agreement (please contact our office for further information). This location is ideal for local amenities, shops and schools as well as offering excellent transport connections to Sunderland City Centre and major Road links including the A19. Available with immediate vacant possession and no upper chain involved, early viewing is highly recommended.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

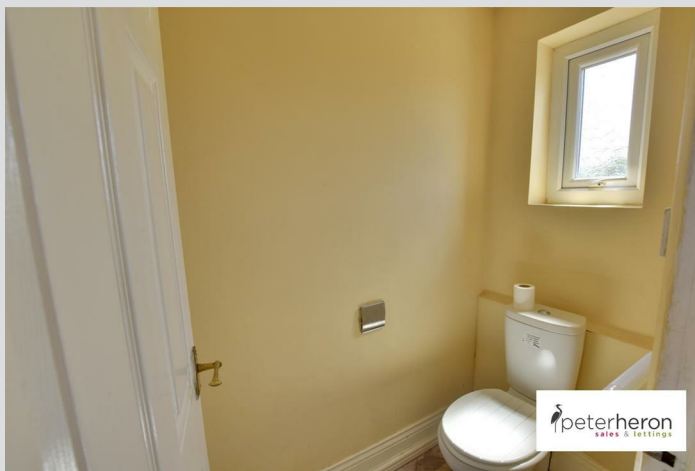
Entrance via UPVC door into

### Entrance Hall



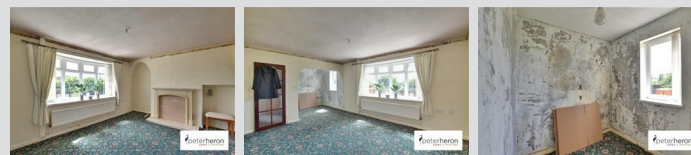
With a radiator, stairs to first floor and doors to the kitchen and lounge.

### Washroom



Low level wc and double glazed window to the rear.

### Lounge 14'8" x 11'6" plus 6'11" x 6'7"



Double glazed bay window to the rear elevation, a further double glazed window to rear elevation, radiator and feature fireplace.

### Dining Area 9'11" x 8'5"



Double glazed window to the front and a radiator.

### Kitchen 9'10" x 6'10"



Range of wall and base units with countertops over incorporating a single bowl sink and drainer. Space provided for the inclusion of an oven, washing machine and fridge freezer. There are also tiled walls, a storage cupboard and a double glazed window to the front elevation.

### Converted Outhouse

Passageway with doors to old coal house, downstairs wc, and UPVC door to rear garden.

## First Floor Landing

Landing with a radiator, double glazed window to the side elevation and doors to bedrooms one, two and three and to the bathroom.

### Bedroom 1 12'7" x 9'10"



With a double glazed window to the rear, a radiator and storage cupboard.

### Bedroom 2 11'7" x 9'4"



Double glazed window to the rear and a radiator.

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## Bedroom 3 10'0" x 8'11"



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

## Bathroom



Bath with overhead shower, low level wc, hand wash basin and a radiator. Double glazed window to the front.

## Outside



Generous garden to the rear offering potential to extend with lawned and block paved areas as well as two sheds.

## 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.

## 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](http://peterheron.co.uk)

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

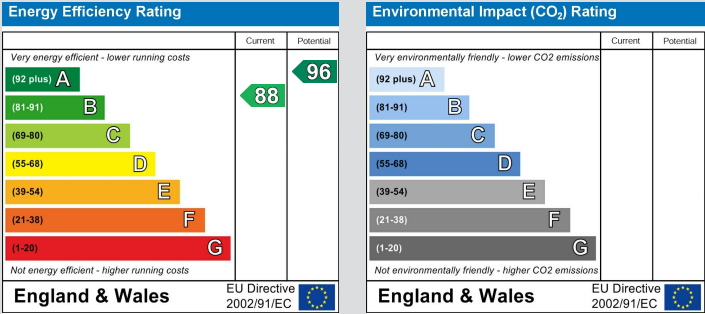
## Ombudsman Fst

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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