









An attractive three bedroom end terrace house, occupying an excellent position within the popular area of Downhill. Internally the accommodation is well presented, briefly comprising of a hall, a spacious lounge and a fitted kitchen. To the first floor there are three bedrooms and a superb, contemporary bathroom/wc. Benefits of the property include gas central heating to radiators, double glazed windows and gardens to the front and rear. This location is ideal for local amenities as well as offering transport links to surrounding locations. Early viewing is essential!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door to the entrance vestibule.

## Entrance Porch

Double glazed windows to the front and side and a door to the lounge.

## Lounge 17'1" x 13'6"



Large double glazed window to the rear, stairs to the first floor with storage under, radiator, double doors to the kitchen.

## Kitchen 17'1" x 8'9"



Fitted with wall and base units with work surface over incorporating a 1/2 bowl stainless steel sink and drainer unit with mixer tap. Space for oven and hob, washing machine, dishwasher and fridge freezer. Double glazed windows to the front, radiator and a door to the rear garden.

## First Floor Landing

Door to the bathroom and a door to the second half of landing.

## Bathroom



Modern bathroom with low level WC, wash hand basin with mixer tap, bath with overhead rainfall shower, part tiled walls, tiled floor, UPVC lined ceiling, ladder style heated towel rail and a double glazed frosted window.

## Second Landing

Access hatch to loft, radiator and doors to the three bedrooms.

## Bedroom 1 9'3" x 14'1"



Double glazed window to the front and a radiator.

## Bedroom 2 9'2" x 8'8"



Double glazed window to the rear and a radiator.

## Bedroom 3 7'8" x 9'8"



Double glazed window to front, radiator and storage cupboard concealing wall mounted Main Combi boiler.

## Outside



To the front there is a garden laid mainly to lawn and to the rear there is a low maintenance garden with some gravelled areas and with a brick outhouse for storage.

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

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

# MAIN ROOMS AND DIMENSIONS

## Tenure FH

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

## Council TaxBand

The Council Tax is Band A.

## Important Notice

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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.

## Viewings Srd

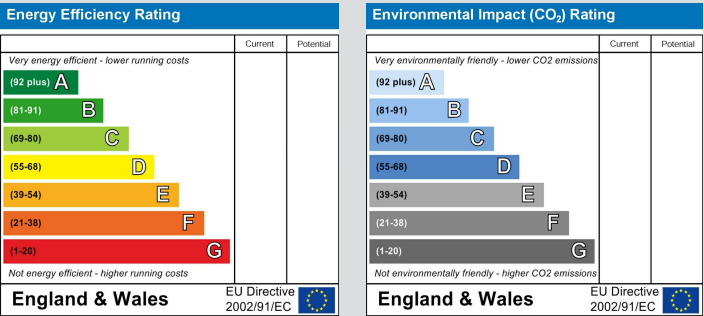
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

## Opening Times

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

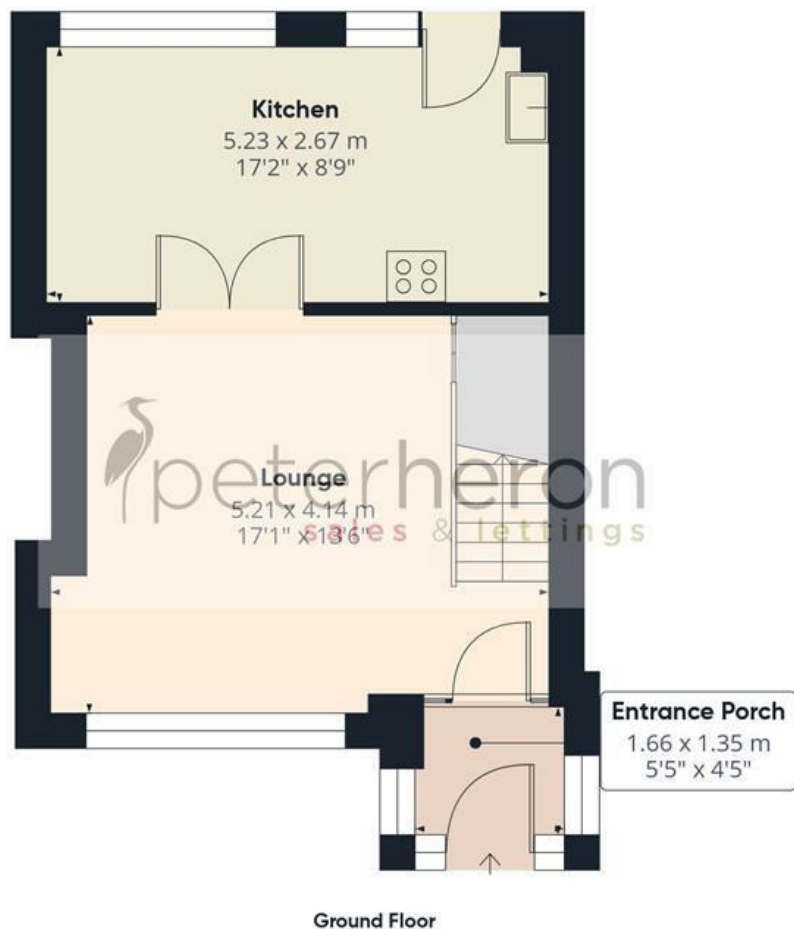
## Ombudsman

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**Approximate total area<sup>(1)</sup>**

70.7 m<sup>2</sup>

761 ft<sup>2</sup>

(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.

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