









An attractive and well presented three bedroom house with a wonderful garden to the rear, situated within this ever popular and convenient location. Internally the accommodation on the ground floor includes an entrance hall with staircase to the first floor, lounge and open plan kitchen / diner. To the first floor there are three bedrooms and a family bathroom/wc. Externally there a block-paved driveway to the front, an attached garage and a superb garden to the rear with a lawn, patio area and established borders. This location is ideal for local amenities, shops and schools as well as offering easy access to Sunderland city centre and excellent transport connections including Stadium of Light Metro Station. We highly advise early viewing to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

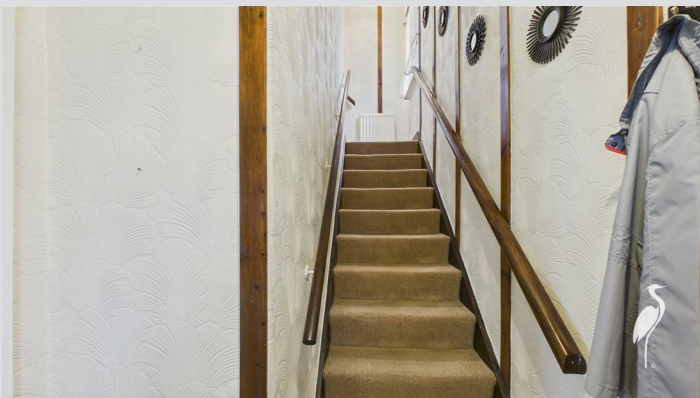
Ground Floor

Access via UPVC entrance door.

Entrance Porch

Double glazed windows to front and side and UPVC inner door to hall.

Entrance Hall



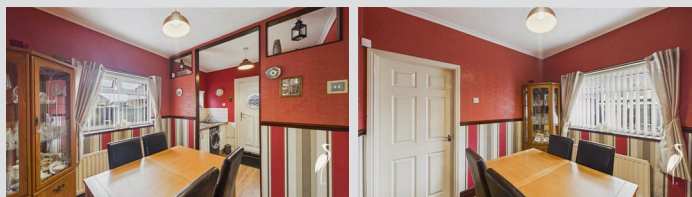
Stairs to first floor and door to lounge.

Lounge 14'0" x 14'6"



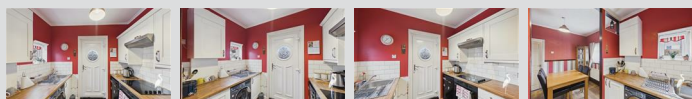
Double glazed bay window to front, radiator, electric fire and UPVC sliding door to dining room.

Dining Room 8'1" x 8'10"



Double glazed window to rear and radiator. Door to Shower room. Opening into kitchen.

Kitchen 5'6" x 8'7"



Wall and base units with countertops over incorporating single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hob and extractor, washing machine and low level fridge. Double glazed window and UPVC door to rear.

Shower Room



Low level WC, washbasin and shower cubicle, double radiator and double glazed window.

First Floor Landing



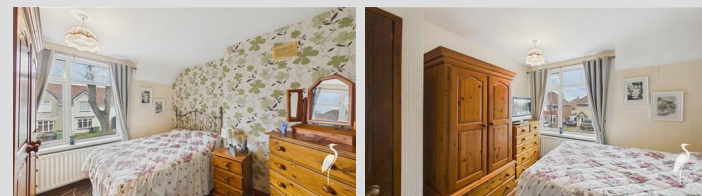
Double glazed window, radiator and access point to loft.

Bedroom 1 10'2" x 11'1"



Double glazed window to front and radiator.

Bedroom 2 8'2" x 12'2"



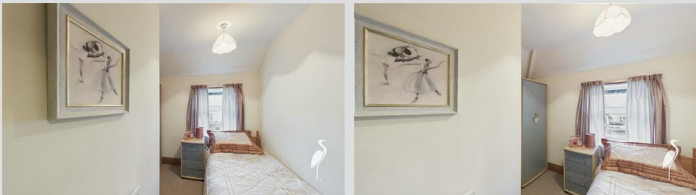
Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 5'1" x 11'2"



Double glazed window to front and radiator.

Bathroom



Low level WC, washbasin and corner bath, double glazed window and radiator.

Outside



Garden to the front with driveway leading to garage whilst to the rear garden mainly laid to lawn with patio seating area.

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 - 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.

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.

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

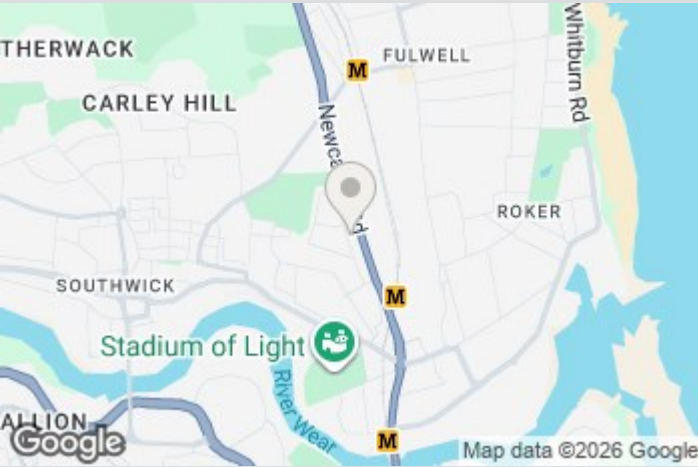
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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

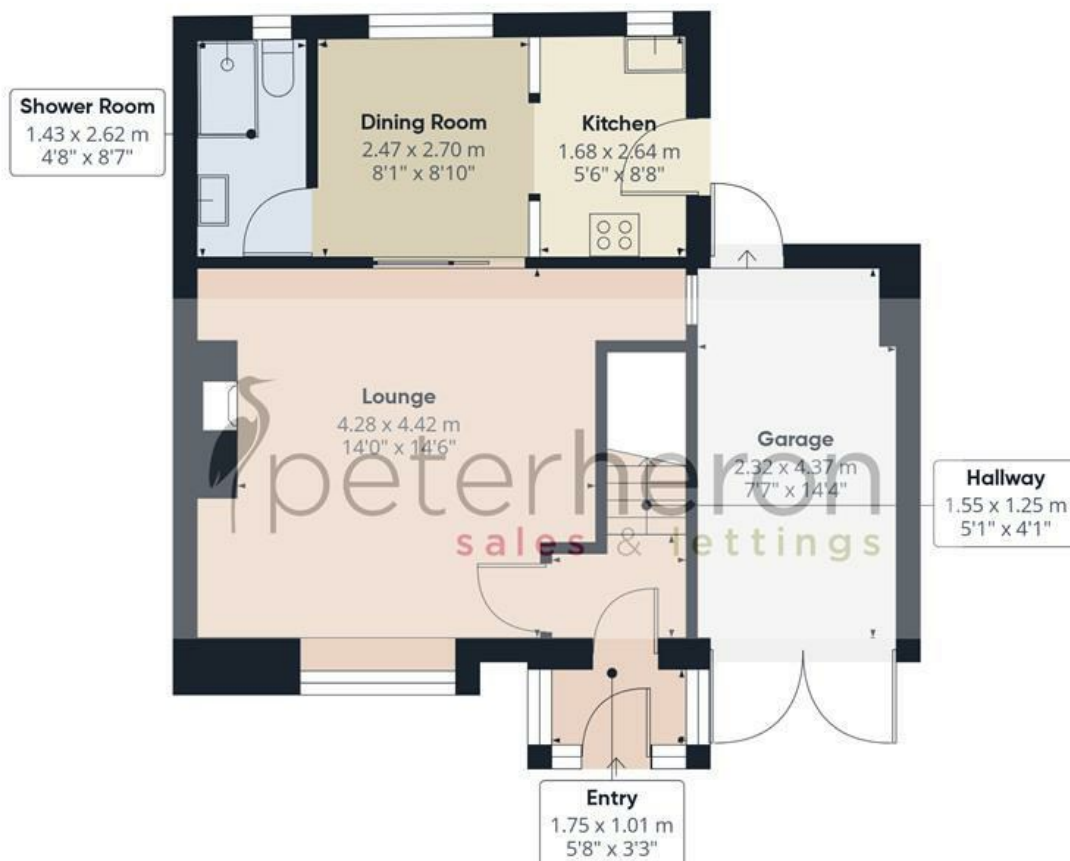
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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Ground Floor



First Floor

Approximate total area⁽¹⁾

88.4 m²

952 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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