









This three bedroom semi-detached house, occupies an attractive corner position within this popular residential area. The accommodation would benefit from some general modernisation therefore provides an excellent opportunity for those wishing to put their own stamp on a property. Internally there is a hall with staircase to the first floor, lounge and a kitchen / diner whilst to the first floor there are three bedrooms and a bathroom/wc. The property benefits from gas central heating to radiators, garden to the front and side as well as an enclosed courtyard. This location is ideally placed, close to local amenities as well as offering links to Nissan, Doxford International Business Park and major transport connections including the A19. Available with immediate vacant possession and no upper chain involved, early viewing is advised.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via a composite entrance door.

Hall

Staircase to first floor, radiator and doors to the lounge and kitchen diner.

Lounge 15'7" into bay x 11'5" into alcove



Double glazed bay window and a radiator.

Kitchen Diner 17'7" x 9'6"



With fitted wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated appliances include an oven and hob with extractor over. Space has been provided for the inclusion of a fridge, freezer and a washing machine. There are double glazed windows, double glazed door to the enclosed courtyard, a radiator and a built in storage cupboard.

First Floor Landing

Double glazed window, radiator and loft access hatch.

Bedroom 1 13'5" x 10'5" maximum



Double glazed window and a radiator.

Bedroom 2 10'2" x 10'5" maximum including fitted wardrobes



Double glazed window, radiator and fitted sliding door wardrobes.

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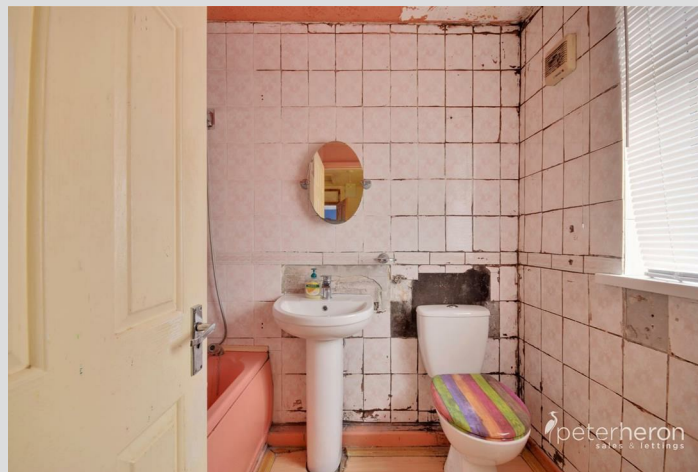
MAIN ROOMS AND DIMENSIONS

Bedroom 3 6'11" x 9'9" maximum including stair head area nar



With a single glazed window, radiator and a wall mounted central heating boiler.

Bathroom



Low level WC, pedestal wash hand basin and a panelled bath. There's a radiator and a double glazed window.

Outside



There is a block paved area tot he front and side with a small lawned area and there is also an additional enclosed courtyard.

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.

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MAIN ROOMS AND DIMENSIONS

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.

Sea Road Viewings

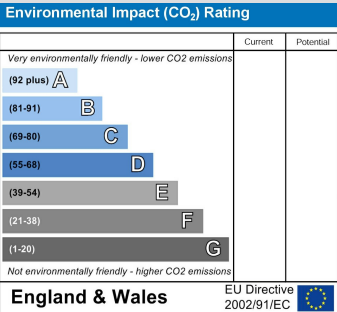
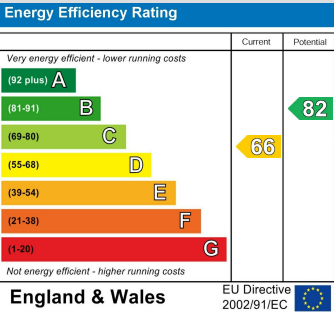
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

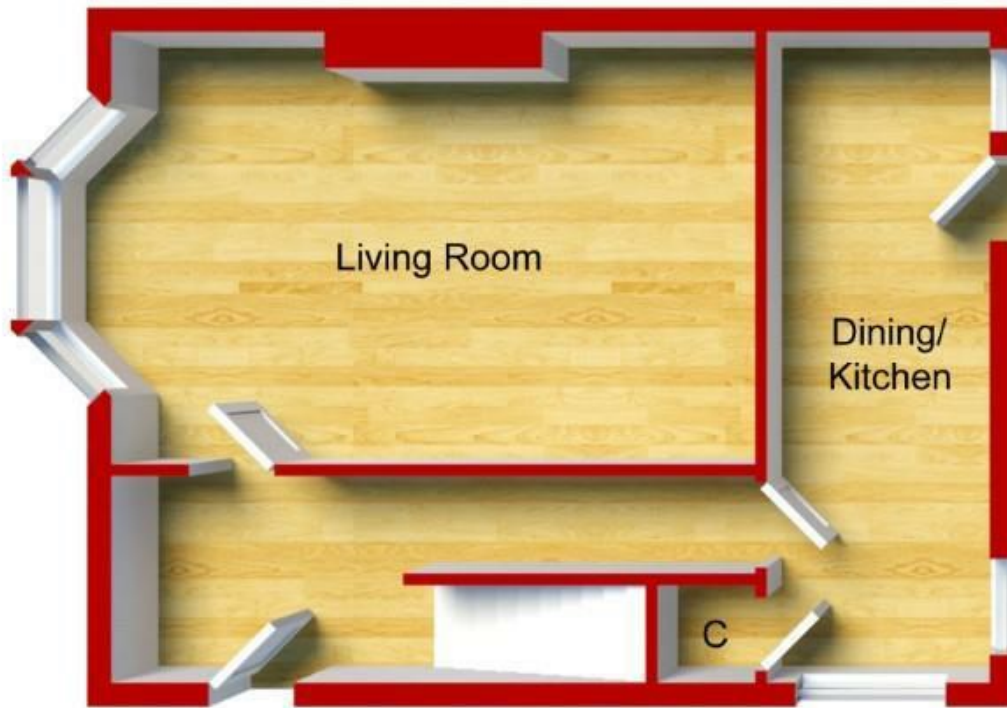
Ombudsman

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



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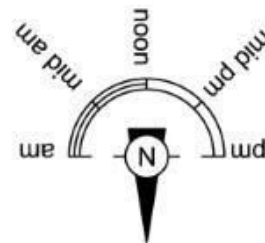
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Ground Floor
Approximate Floor Area
(40.00 sq.m)



First Floor
Approximate Floor Area
(38.75 sq.m)



44 Rannock Road