





let's stay home





A stunning three bedroom modern terraced home sitting within a quiet courtyard development on the former site of Roker Park. Decorated to a high standard throughout the property offers a fresh contemporary feel with accommodation comprising reception hall, lounge, dining room, conservatory, kitchen, three first floor bedrooms and a bathroom. To the exterior there is a double drive to the front and large landscaped gardens to the rear with a delightful seating area. Benefiting from gas central heating and UPVC double glazing, the property offers a wonderful living space perfect for first time buyers and families with its close proximity to superb amenities, schools, Metro stations and Sea Front. Immediate viewing should be considered essential as a quick sale is anticipated.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed Composite door to

Entrance Hall

Double radiator and laminate flooring, and a door to the lounge.

Lounge 13'3" x 12'7"



UPVC double glazed windows to front elevation, single radiator x2, laminate flooring, coved cornice to ceiling, double Georgian design glazed doors to dining room.

Dining Room 8'0" x 9'0"



Laminate flooring, double radiator, under stairs storage cupboard, UPVC double glazed French doors to the conservatory, open plan to kitchen.

Kitchen 8'11" x 7'4"



Base and eye level units with timber coloured working surfaces on wood working surfaces, incorporating a single drainer sink unit with a professional mixer tap, gas hob with overhead extractor hood and electric oven, plumbing for automatic washing machine, space for tumble dryer, space for fridge freezer, UPVC double glazed window to rear elevation, laminate flooring, there is a wall mounted gas boiler serving hot water and radiators discreetly concealed within wall cupboard.

Conservatory 8'11" x 11'0"



Super light roof system, wood coloured laminate flooring, UPVC double glazed French doors leading out into landscaped gardens.

First Floor Landing

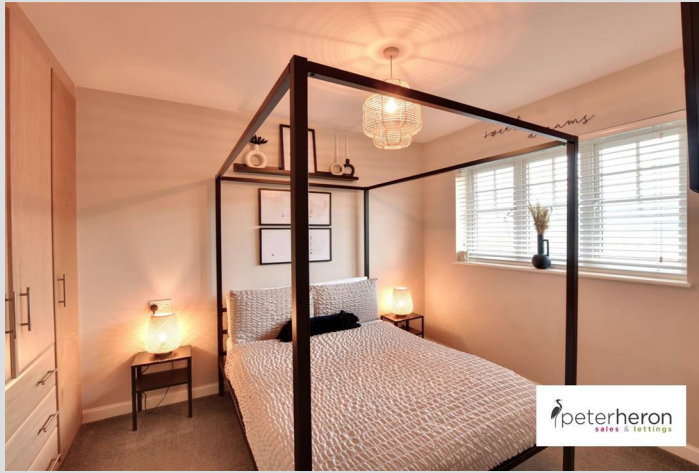
With access point to floored loft via slingsby design aluminium sliding ladders, built in cupboard housing hot water tank.

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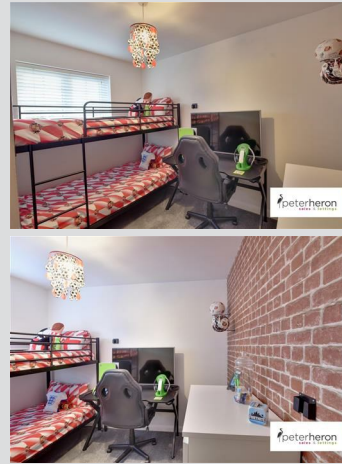
MAIN ROOMS AND DIMENSIONS

Bedroom 1 (rear) 12'6" x 9'1" max dimensions into fitted robes with



UPVC double glazed window to rear elevation, single radiator, wall preparation for flat screen TV.

Bedroom 2 (front) 10'0" x 6'9"



UPVC double glazed window to front elevation, single radiator.

Bedroom 3 (front) 8'7" x 6'10"



UPVC double glazed window to front elevation, single radiator, bulk head cupboard.

Bathroom



Low level WC, pedestal wash basin, panel bath with overhead shower and glass screen - attractive white suite with wall and floor tiles, ceiling mounted extractor unit, UPVC double glazed window to rear elevation, heated towel rail.

MAIN ROOMS AND DIMENSIONS

Outside



Double drive to the front, bin store, enclosed landscaped gardens to the rear with a large timber seating area and block paved patio.

Council Tax Band

The Council Tax Band is Band C

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.

Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

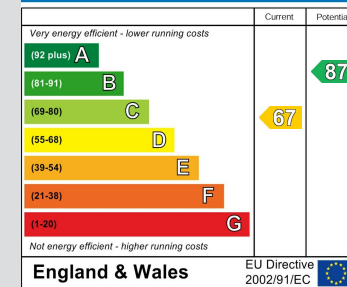
Opening Times

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

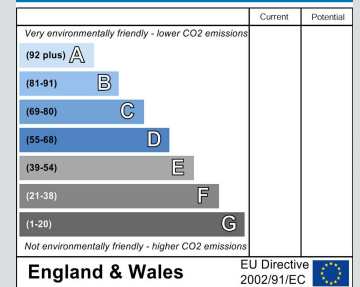
Ombudsman

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

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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