









Available with immediate vacant possession and no upward chain, this popular style three bedroom bay window semi detached home with wider than average garage to the side offers an exciting opportunity for both families and first time buyers alike. Internal accommodation comprises entrance porch, reception hall, lounge, dining room, conservatory, kitchen, utility, three bedrooms and a bathroom whilst the property also benefits from gas central heating and UPVC double glazing. With gardens to the front and a drive to the side with a garage, the property has enclosed gardens to the rear. Located towards the Shields Road end of the street, the property is well placed for good schools, an extensive selection of urban amenities close to hand including Sea Road shopping centre, Seaburn Metro station and the sea front. internal inspection unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via glass fronted door into

Entrance Vestibule

Entrance vestibule with window to front and inner UPVC door to entrance hall.

Entrance Hall

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

Lounge 13'8" x 11'3" into alcoves and bay



Double glazed bay window to front, radiator, feature luxury fireplace and wooden boarded wall and sliding doors opening into the dining area.

Dining Room 8'11" x 9'11"



With a radiator, serving hatch to kitchen and sliding glass doors to the conservatory.

Conservatory 6'7" x 11'7" maximum



Double glazed windows and door to the rear.

Kitchen 9'11" x 7'10" maximum



Wall and base units with countertops over, incorporating a single bowl stainless steel sink and drainer, space for cooker and washing machine, serving hatch to dining room, double radiator, part tiled walls, storage cupboard, double glazed window to the rear and a door to the utility.

Utility 7'1" x 7'11"



With a double glazed window and UPVC door to the rear, double radiator, space for a fridge freezer and a door to the garage.

First Floor Landing

With a window to the side, storage cupboard and doors to the three bedrooms and bathroom.

Bedroom 1 14'5" x 9'1"



With a bay window to the front, radiator, built in storage.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'4" x 9'3"



Double glazed window to the rear and a radiator.

Bedroom 3 9'1" x 6'9" maximum



Double glazed window to the front and a radiator.

Bathroom



Low level WC, wash hand basin, tiled walls, chrome heated towel rail, bath with overhead shower, window to the rear.

Outside



Generous garden to rear, low maintenance garden to front with drive providing off street parking.

Tenure Freehold

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

Council Tax Band

The Council Tax Band is Band C

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

Sea Road Viewings

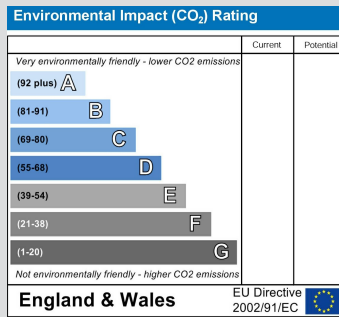
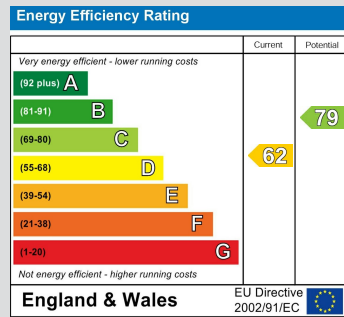
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.

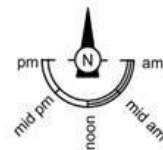


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Ground Floor
Approximate Floor Area
(52.50 sq.m)



First Floor
Approximate Floor Area
(37.51 sq.m)

172 Alston Crescent