









An attractive and well presented three bedroom end terrace house, situated within this ever popular and convenient location. Internally the spacious accommodation on the ground floor includes an entrance hall, lounge, a modern fitted kitchen and shower room/wc whilst to the first floor there are three generous bedrooms. Externally there is a lawned garden to the front, driveway and a delightful garden to the rear with a lawn, patio area and a superb large shed / summer house. 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 appreciate the accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC door into

Entrance Hall

With a radiator, stairs to the first floor, hardwired CCTV, alarm, and door to lounge.

Lounge 14'6" x 15'6" into alcoves



With a double glazed bay window to the front, radiator, storage cupboard, window to the side and a door to the kitchen.

Kitchen 13'8" x 8'7"



With a range of wall and base units with work surfaces over, incorporating a single bowl stainless steel sink and drainer, integrated appliances include a washing machine, gas oven and hobs with overhead extractor fan, space provided for the inclusion of a fridge freezer, breakfast bar, double radiator, tiled walls, double glazed window to the rear and UPVC door to the rear and there is a door to the shower room.

Shower Room



Low level WC, wash hand basin and vanity unit, walk in shower, tiled walls and a double glazed window to the rear.

First Floor Landing

Bedroom 1 14'6" x 11'1"



Double glazed window to the front, radiator, built in wardrobe and storage.

Bedroom 2 12'3" x 8'3"



Double glazed window to the rear and radiator.

Bedroom 3 10'4" x 8'10"



Double glazed window to the rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Outside



Generous gardens to the front and rear with a large shed and driveway 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 A

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.

Sea Road Viewings

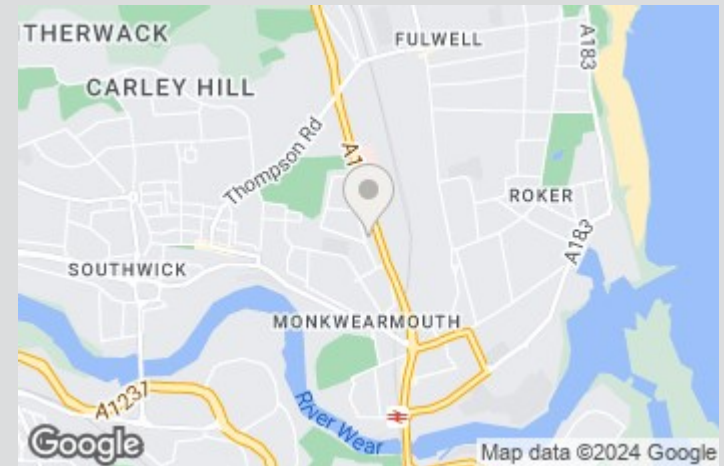
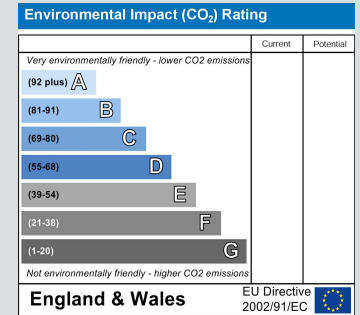
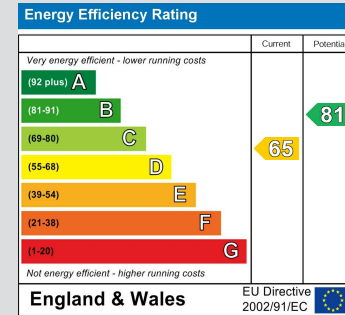
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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