







 peter healy
sales & let



A well presented, three bedroom property located in this sought after area! Compromising an entrance porch, lounge, kitchen/diner, three bedrooms and a family bathroom. Externally, offering low maintenance gardens to the rear and front elevations. Set midway between the City Centre and A19, the property is perfect for commuting and is particularly convenient for Nissan, Amazon and Doxford International Business park. Tastefully decorated throughout, the property is within easy reach of the Coast and is also within walking distance of good schools. Internal inspection unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance via composite front door into

Porch

With wooden inner door to

Lounge 14'8" x 14'4"



Spacious Lounge with an electric fire, double radiator, double glazed window to the front elevation, stairs to the first floor and door to the kitchen.

Kitchen/Diner 14'7" x 9'9"



Featuring a range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit. Integrated gas oven and hobs with overhead fan, double radiator, double glazed window and double glazed French patio doors to the rear elevation. Space provided for fridge freezer and washing machine.

First Floor

Landing with doors to

Master Bedroom 13'10" x 8'4" min



Built in wardrobes, radiator and double glazed window to the front elevation.

Bedroom Two 9'1" x 8'2"



Double glazed window to the rear and a radiator

Bedroom Three/Study 7'7" x 5'11"



Double glazed window to the front, radiator and a storage cupboard

Family Bathroom



Featuring a panelled bath with waterfall shower overhead,

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MAIN ROOMS AND DIMENSIONS

hand wash basin with mixer tap and vanity unit incorporating low level wc. Also benefitting from a chrome heated towel rail and double glazed frosted window.

Outside



Rear garden with a shed, block paved and grass areas and a gate to rear off road parking. Low maintenance garden to the front.

Council Tax Band

The Council Tax Band is Band B.

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.

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 Fst

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

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



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