









This superb three bedroom semi detached home with spacious low maintenance gardens to the rear offers an excellent opportunity to those families who need generous living accommodation. Comprising reception hall, lounge, dining room, kitchen, utility, conservatory, three bedrooms and a bathroom, the property benefits from gas central heating and UPVC double glazing. The property enjoys a convenient situation set midway between the City Centre, A19 and Coast and is within easy reach of excellent amenities and good schools. Immediate internal inspection is highly recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance via UPVC front door into

Entrance Hall

Staircase to first floor.

Kitchen 9'11" x 9'1"



Featuring a range of wall and base units with countertops over incorporating a 1 1/2 bowl stainless steel sink and drainer unit. Integrated oven and gas hob with extractor fan. Space provided for the inclusion of a washing machine and fridge/freezer. Radiator, double glazed window to the rear elevation and doors to the lounge and utility.

Utility 7'10" x 6'6"

Fitted with wall and base units with counter-tops over. Space provided for a washing machine, dryer and dishwasher. Double glazed window to the front and a UPVC door leading to the rear garden.

Lounge 13'0" x 10'11"



Double glazed bay window to the front elevation, radiator and feature fireplace. Open plan into dining room.

Dining Room 10'5" x 9'3"



Radiator and UPVC double glazed French doors leading through to the conservatory.

Conservatory 12'8" x 10'3"



Double radiator, double glazed windows surrounding perimeter and UPVC double glazed French doors to the garden.

First Floor Landing

Storage cupboard and double glazed window to the side elevation. Access hatch to the loft.

Bedroom 1 10'8" x 10'6"



Radiator and double glazed window to the front elevation.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'5" x 9'9"



Radiator and double glazed window to the rear elevation.

Bedroom 3 7'4" x 11'6" max



Radiator and double glazed window to the front elevation.

Bathroom



Low level WC, washbasin set into vanity unit, walk in shower and Jacuzzi bath, radiator, chrome heated towel rail and 2 double glazed frosted windows.

Loft Space

Double glazed Velux windows.

Outside



Low maintenance block paved garden to the front. Spacious garden to the rear featuring decked and graveled areas as well as two sheds.

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.

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

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MAIN ROOMS AND DIMENSIONS

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Sea Road Viewings

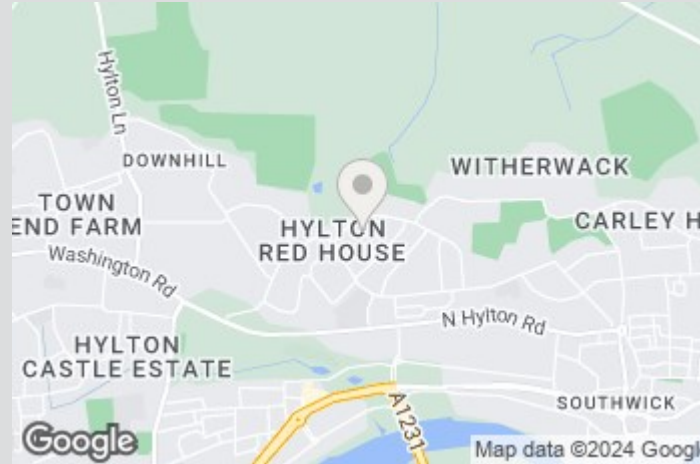
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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 | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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