

Tucked away on a very quiet street and fronting onto Thompson Park with wonderful Fulwell Mill views in the distance, this surprisingly spacious three bedroom and two reception room mid terraced home with a south facing courtyard to the rear and garage with remote control door, offers comfortable living accommodation and is available with no upward chain.

Comprising reception hall, lounge, dining room, fitted kitchen, bathroom and three first floor bedrooms, the property benefits from gas central heating, UPVC double glazing and we have also been informed by our clients the property has recently been rewired.

Walking distance from Southwick Green and Sea Road shopping centres, the property is also well placed for the local Metro station, schools, the coast and Sunderland City centre.

Perfect for both first time buyers and landlord investors, this delightful home is sure to command a huge level of interest and needs to be viewed immediately as a quick sale is anticipated!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double glazed Composite door to reception hall.

Reception Hall

Single radiator, wood effect laminate flooring, door to dining room.

Dining Room 16'2" x 11'9"



Maximum dimensions into stairwell and cupboards to alcoves housing wall mounted gas combination boiler serving hot water and radiators, single radiator, turned staircase, UPVC double glazed window to rear.

Lounge 12'6" x 11'8"



UPVC double glazed window to front, single radiator, wood effect laminate flooring, fireplace with Resin surround, marble insert and hearth.

Kitchen 11'10" x 8'9"



Good selection of contemporary design base and eye level units with marble effect working surfaces and tiled splashbacks incorporating a single drainer stainless steel sink unit with pedestal mixer tap, integrated appliances include a gas hob with tempered glass splashback and fan assisted electric oven whilst space has been provided for fridge freezer and plumbing for automatic washing machine, and dishwasher. UPVC double glazed window to side, UPVC double glazed door, wood effect vinyl flooring, single radiator, UPVC liend ceiling.

Bathroom



Low level WC, pedestal washbasin and panel bath with

overhead shower - white suite with walland floor tiles, UPVC lined ceiling, single radiator, UPVC double glazed window to side.

First Floor Landing

Single radiator, serving bedroom 1.

Bedroom 1 (front) 14'4" x 9'1"



UPVC double glazed window to front with wonderful views overlooking Thompson Park with Fulwell Mill beyond, large built in cupboard, single radiator.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Bedroom 2 6'0" x 15'7"



UPVC double glazed window to rear, double radiator.

Bedroom 3 (rear) 6'1" x 12'8"



UPVC double glazed window to rear, built in cupboard.

Outside

Enclosed courtyard to the rear with southerly aspect capturing the sunshine all day long leading to a garage with remote control roller shutter door.

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 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.

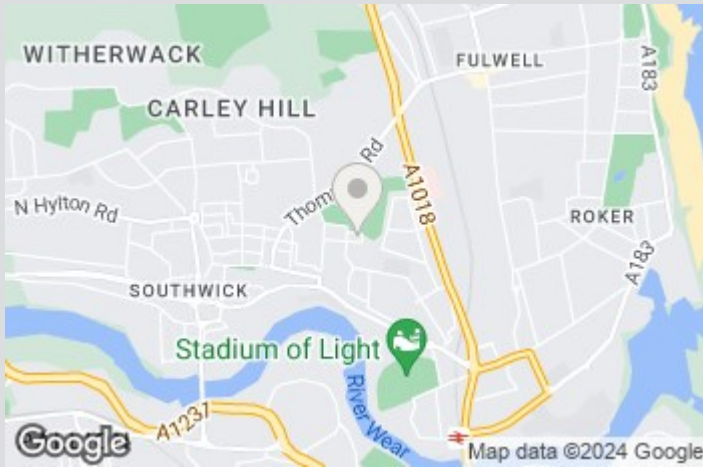
Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

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	



Visit www.peterheron.co.uk or call **0191 510 3323**

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

