

A surprisingly spacious three bedroom and two reception room end terraced home with a south facing courtyard to the rear; this lovely property is within walking distance of all local amenities and is particularly convenient for good schools and the sea front. Arranged over two floors, the property comprises a larger than average reception hall, lounge, dining room, kitchen, three double size first floor bedrooms and a bathroom. Benefiting from gas central heating and UPVC double glazing, the interior has been decorated to a very good standard and has a lovely ready to move into feel. Just a short stroll from Stadium of Light Metro station and Sunderland's beautiful beaches, this popularly situated home is sure to cause a stir and should be viewed as a matter of urgency!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

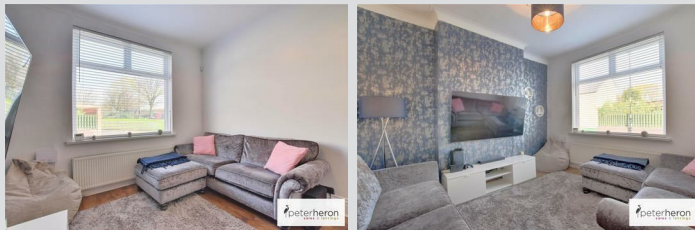
UPVC double glazed feature door to

## Reception Hall



Turned spindle balustrade staircase, radiator with radiator cover, laminate flooring, understairs storage cupboard.

## Lounge 11'3" x 12'2"



UPVC double glazed window to front, single radiator and laminate flooring.

## Dining Room 11'3" x 12'9"



UPVC double glazed window to rear, single radiator, laminate flooring.

## Kitchen 6'3" x 14'0"



Base and eye level units with working surfaces over incorporating a single drainer stainless steel 1 1/2 bowl sink unit with pedestal mixer tap, integrated oven and hob, tiled splashbacks, space for fridge freezer and washing machine, UPVC double glazed window to rear and door to courtyard.

## First Floor Landing

Access point to partially floored loft via folding timber ladder. UPVC double glazed window to side.

## Bedroom 1 (front) 9'10" x 12'9"



UPVC double glazed window to front, single radiator.

## Bedroom 2 (rear) 9'10" x 12'9"



UPVC double glazed window to rear, single radiator, fitted wardrobes.

## Bedroom 3 (front) 8'11" x 7'4"



UPVC double glazed window to front, single radiator.

## Bathroom



Low level WC, washbasin and panel bath with overhead shower and folding glass screen - white suite with part tiled walls, wood effect vinyl flooring, UPVC double glazed window and single radiator.

Visit [www.peterheron.co.uk](http://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

## Outside



Enclosed south facing courtyard to the rear with GARAGE access via roller shutter door.

**Garage (Dilapidated) 10'5" x 17'8"**  
Single door to courtyard.

**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.

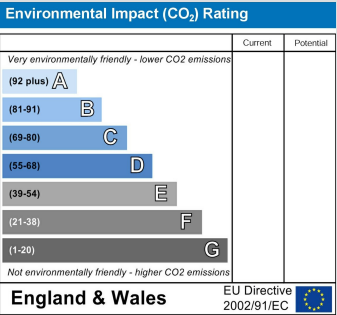
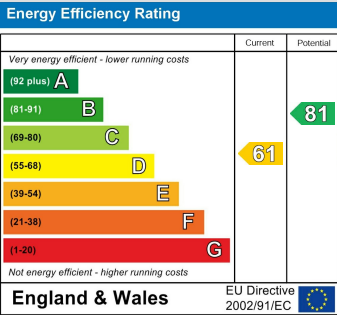
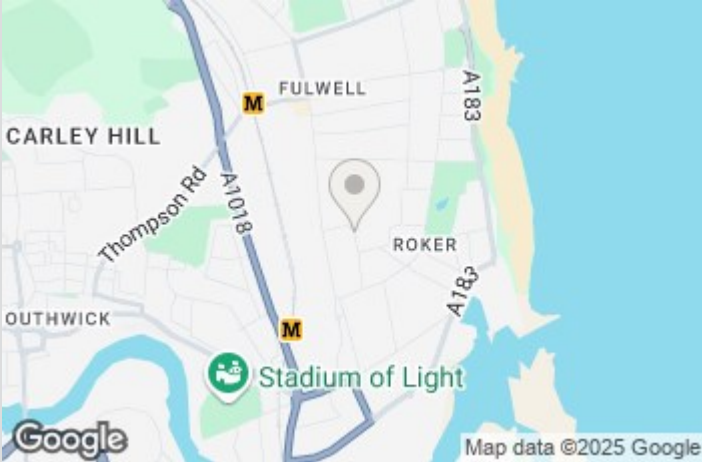
**Important Notice - Particulars**  
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-  
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour 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.  
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.  
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 £300.00 by Movewithus 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

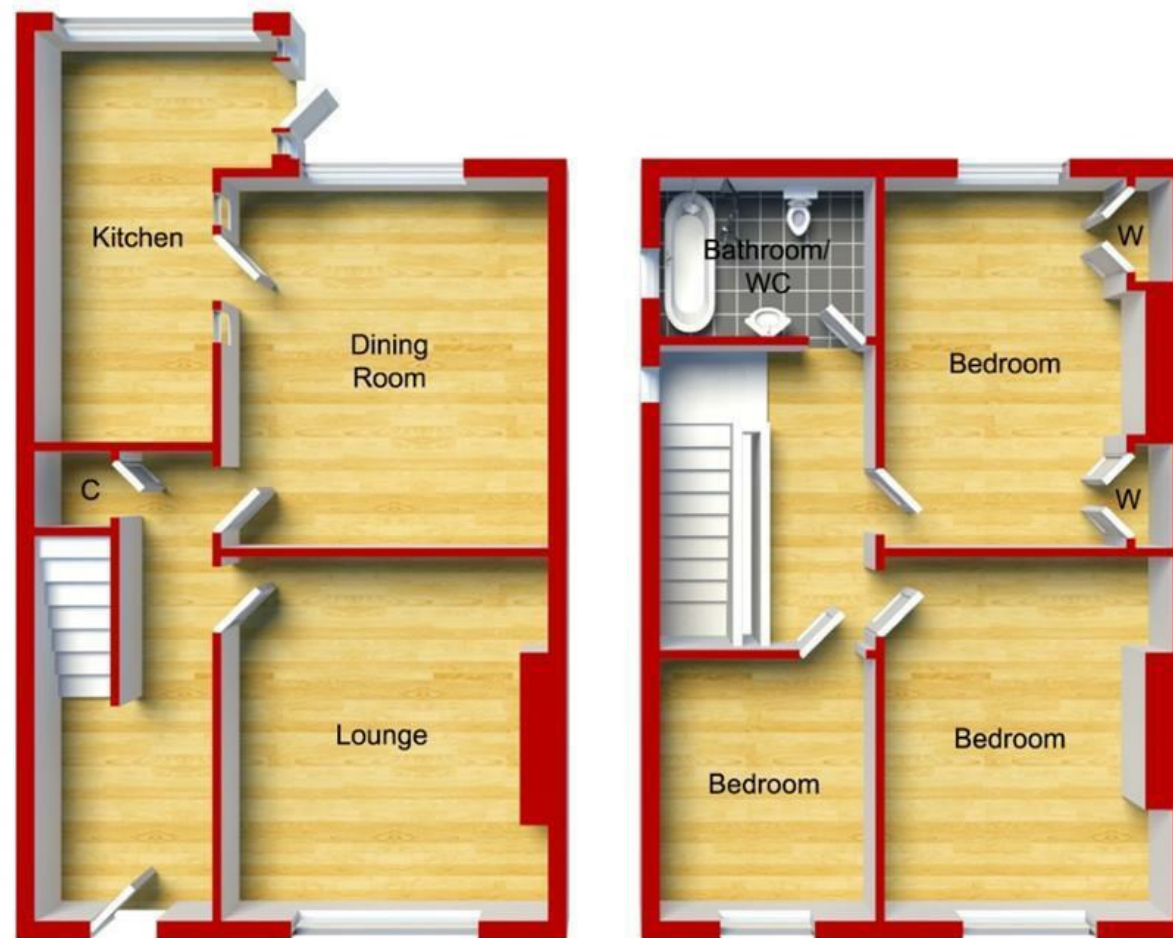
**Opening Times**  
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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

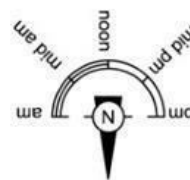


Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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



Ground Floor  
Approximate Floor Area  
(46.49 sq.m)



First Floor  
Approximate Floor Area  
(42.86 sq.m)

25 Francis Street