









A well presented, three bedroom, semi detached home boasting attractive internal decor throughout, featuring beautiful gardens to the rear, a drive to the front and a large floored loft perfect for a variety of uses.

Internally the accommodation comprises a reception hall, lounge, snug, conservatory, kitchen, utility, three bedrooms and a bathroom. Whilst features of note also include gas central heating and UPVC double glazing.

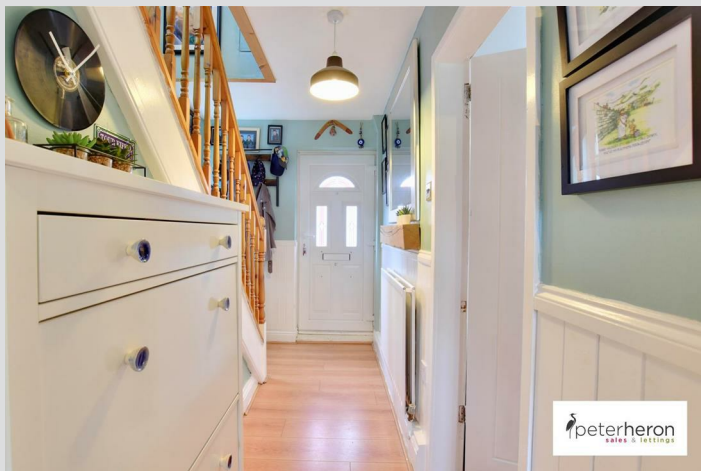
Sitting within the highly sought after street, central to the City Center, A19 and coast, the property is also within easy walking distance of superb range of local amenities and good schools. Internal inspection comes highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door into the entrance hall.

Entrance Hall



Radiator, stairs to the first floor, doors to the lounge and kitchen.

Lounge 13'1" x 10'9"



Double glazed window to front, radiator, feature fireplace, wooden glass panelled doors to the snug.

Snug 10'4" x 6'9"



Double glazed sliding doors to the conservatory.

Conservatory 10'3" x 9'8"



Double glazed windows and UPVC door to rear.

Kitchen 10'2" x 9'4"



Range of wall and base units with counter tops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include an oven, gas hob and extractor, space for a fridge freezer and dishwasher. Double glazed window to rear, radiator, UPVC door to utility.

Utility 8'0" x 6'5"



Wall and base units with counter tops over incorporating a single bowl stainless steel sink and drainer. Providing space for a washing machine and tumble dryer, double glazed window to front and UPVC door to rear.

First Floor Landing



Double glazed window to side and doors to

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 1 14'5" x 9'9"



Double glazed window to rear and a radiator.

Bedroom 2 10'8" x 10'4"



Double glazed window to front and a radiator.

Bedroom 3 7'8" x 7'5"



Double glazed window to front, radiator, stairs to loft.

Bathroom



Low level WC, wash hand basin, vanity unit, bath with waterfall shower over, heated towel rail, 2x double glazed windows.

Loft 19'6" x 7'1" approx measure

Velux window, radiator, built in storage.

Outside



Low maintenance garden to front with a driveway providing off street parking, generous lawned rear garden with a shed.

Tenure FH

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council TaxBand

The Council Tax is Band A.

Important Notice

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

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

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.

Viewings Srd

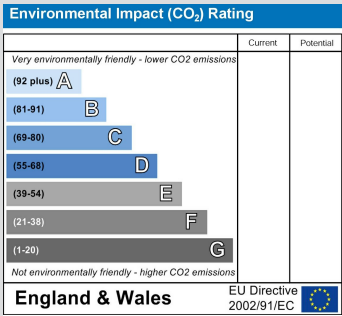
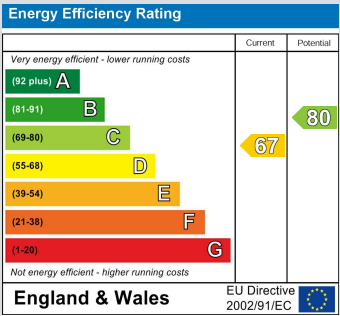
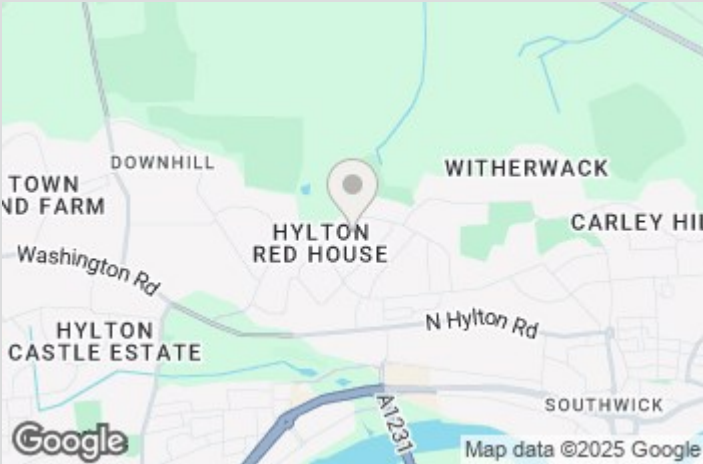
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

Opening Times

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 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

