









Occupying a sought after position on this fashionable development set close to St Peters Riverside Campus, Sheepfolds, Stadium of Light Metro station and just short walk to the Marina and into Sunderland City centre, this beautifully presented three bedroom mid link home offers an excellent opportunity to first time buyers who wish to live in an extremely convenient locality.

The accommodation is arranged over two floors and comprises entrance hall, lounge, dining kitchen, three bedrooms and contemporary shower room. Externally there are gardens to the front and rear along with a driveway. The property is easy to maintain and economic to run and should prove to be very popular therefore immediate inspection is strongly urged!

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed entrance door to

Entrance Hall

Radiator, built in storage cupboard and archway leading to

Lounge 12'9" x 12'9"



UPVC double glazed bow window to front and radiator.

Inner Hall

Stairs to first floor and radiator.

Dining Kitchen 12'9" x 10'2"



Fitted with wall and base units with work surfaces over incorporating sink and drainer, tiled splashbacks, space for cooker, fridge freezer, washing machine and tumble dryer, UPVC double glazed window to rear, UPVC double glazed

door leading to outside, radiator and wall mounted gas central heating combination boiler.

First Floor Landing

Two built in cupboards and loft access.

Bedroom 1 12'9" x 10'0"



UPVC double glazed window to front, built in wardrobes and radiator.

Bedroom 2 13'8" x 6'11"



UPVC double glazed window to front and radiator.

Bedroom 3 9'8" x 7'1"



UPVC double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Shower Room



Contemporary suite comprising of low level WC, washbasin vanity unit and walk in shower enclosure, UPVC lined walls and ceiling, UPVC double glazed window to rear and chrome heated towel rail.

Outside



Garden to the front whilst to the rear delightful garden with decked, patio and lawn areas. Double gates providing access to the driveway for secure off street parking.

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 - Particulars

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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

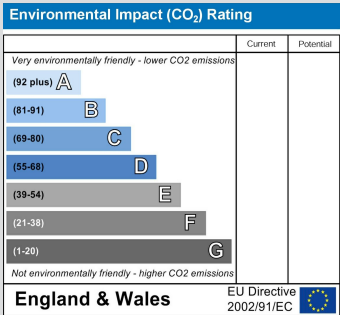
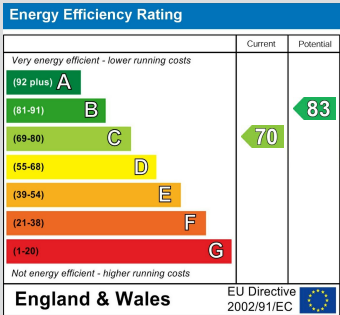
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

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.



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