









Situated off Tunstall bank and within easy walking distance of Venerable Bede Academy, this delightful 3 bedroom and 2 bathroom detached home finished to a good standard throughout and offers a superb living space ideal for families! Comprising a reception hall, lounge, dining room, open plan breakfasting kitchen with a island, useful office space and ground floor WC, whilst at first floor level 3 bedrooms, of which the principle bedroom has an en-suite, and a family bathroom. Benefiting from gas central heating and UPVC double glazing, the property externally has gardens to the front with a drive and enclosed landscaped gardens to the rear. Enjoying a central position being ideal for Sunderland City Centre and the A19 serving the A1M and wider wider North East region, this delightful home is sure to command a huge level of interest, and can only be fully appreciated upon internal inspection.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite glazed door to

Entrance Hall

Double Glazed UPVC window, and door leading to the lounge.

Lounge 11'9" x 37'0" through to kitchen



UPVC double glazed window, designer radiator and wall panelling with media wall.

Kitchen 24'4" x 11'9"



Low level white gloss base units and wall units, island with induction hob, integrated cooker, integrated microwave and

integrated fridge freeze. Composite sink with mixer, black splash back and bi-folding doors leading to the rear garden.

Dining Area 11'10" x 16'6"



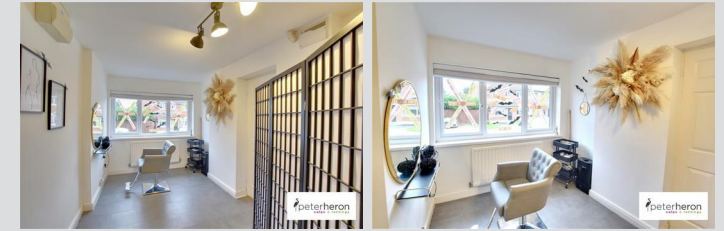
UPVC Double glazed window, built in bar area and designer radiator.

Ground floor WC



UPVC double glazed window, towel radiator, cladded walls and built in sink and WC storage unit.

Office



UPVC Double glazed window to the front, radiator, water supply and storage cupboard.

First Floor Landing

Bedroom 1 11'3" x 12'0"



This superb room has a UPVC double glazed window to the front, radiator and a door to the en-suite.

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En- Suite Shower Room



WC, washbasin and corner shower cubicle, UPVC double glazed window, tiled walls and cladded ceiling.

Bedroom 2 13'3" x 15'1"



This bedroom has two double glazed windows to the rear and two radiators.

Bedroom 3 9'0" x 11'10"



UPVC double glazed window and radiator.

Bathroom



Low Level WC, wash hand basin and bath with mixer tap, tiled floor to ceiling, towel radiator and UPVC double glazed window.

Outside



Attractive gardens to the front and rear and large block paved driveway.

Council Tax Band

The Council Tax Band is Band D

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

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MAIN ROOMS AND DIMENSIONS

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:-

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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.

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Fawcett Street Viewings

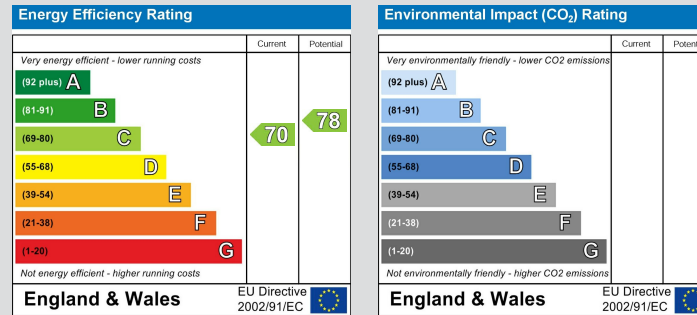
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

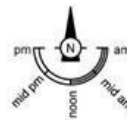
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Ground Floor
Approximate Floor Area
(91.46 sq.m)



First Floor
Approximate Floor Area
(57.19 sq.m)

36 Bankside Close