













A spacious three bedroom end terrace home, available with immediate vacant possession and no upper chain involved. Internally the accommodation includes a hall with staircase to the first floor, there are two generous reception rooms and a fitted kitchen whilst to the first floor there are three bedrooms and a bathroom/wc. Externally there is a small forecourt area to the front and a yard to the rear with a carport. Situated in the ever popular area of Ashbrooke, the house is ideally located for a range of amenities, close to good schools and has excellent links to Sunderland City Centre and provides transport connections to surrounding areas. Early viewing is a must.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Entrance Hall

Two radiators, stairs to the first floor and doors to the lounge, kitchen and dining room.

### Lounge 12'2" x 20'9" maximum



Approximate measurements as irregular shape room. Attractive bay window to the front, an impressive feature fireplace and a double radiator.

### Dining Room 16'1" x 14'0" maximum



Double radiator and a double glazed window to the rear.

### Kitchen 13'2" x 12'0" maximum



Range of wall and base units with worktops over

incorporating a single bowl sink and drainer unit. There is an integrated gas oven and hob with overhead extractor fan, integrated shelving and space for a washing machine and dryer. Part tiled walls, breakfast bar and double glazed windows to the side and rear.

### First Floor Landing

The spacious upstairs landing features a range of integrated storage cupboards.

### Bedroom 1 15'10" x 14'0" maximum



Double radiator and a double glazed window to the rear.

### Bedroom 2 16'10" x 12'4"



Double radiator and a double glazed window to the front.

### Bedroom 3 8'6" x 8'11" max



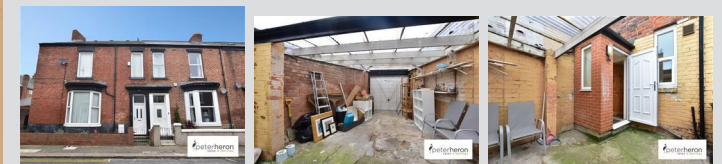
Radiator and a double glazed window to the front.

### Bathroom



Low level WC, washbasin and bath with mains shower over, double glazed window to the rear.

### Outside



Block paved forecourt to the front. To the rear courtyard there is a carport with up and over door.

### Council Tax Band

The Council Tax Band is Band B

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

## 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:-

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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.

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.

## Fawcett Street Viewings

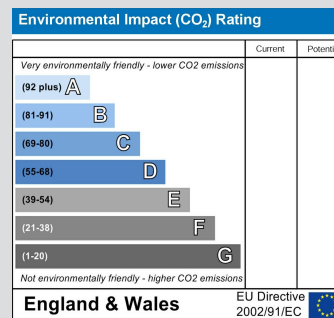
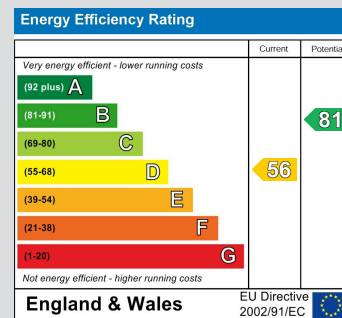
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

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



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Ground Floor  
Approximate Floor Area  
(67.05 sq.m)



First Floor  
Approximate Floor Area  
(62.94 sq.m)

