









An attractive three bedroom semi-detached house, enjoying a superb, generous rear garden, ideally situated within this sought after area of East Herrington. Internally the accommodation on the ground floor includes an entrance porch, hall with staircase to the first floor, lounge through dining room and there is a breakfasting kitchen whilst to the first floor there are three bedrooms and a family bathroom/wc. Benefits of the property include gas central heating to radiators, double glazing, driveway, attached garage and substantial garden to the rear. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. With no upward chain involved, early viewing is essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Porch



There are double glazed windows and a double glazed inner door to the hall.

Hall



With a radiator, staircase to the first floor and under stairs storage cupboard.

Lounge Through Dining Room 13'5" into alcove x 14'7" + 9'7" x 9'11"



This spacious room enjoys a dual aspect with a double glazed bow window to the front, double Glazed French doors leading out onto the rear garden and two radiators.

Breakfasting Kitchen 9'3" x 9'2" + 9'5" x 8'1"



Fitted with wall and base units with work surface over, incorporating a 1 1/2 bowl sink and drainer unit, space has been provided for the inclusion of a cooker, fridge, freezer and a washing machine, there is a double glazed door to the rear garden, two double glazed windows to the rear overlooking the garden and there is a radiator, there is also access to the garage.

First Floor Landing

Double glazed window to the side and doors leading off to the three bedrooms and bathroom.

Bedroom 1 11'11" x 11'3" max measure inc fitted robes



Double glazed window to the front, radiator and fitted wardrobes.

Bedroom 2 9'8" x 11'2" max measure inc fitted robes



Double glazed window to the rear, radiator and fitted wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 8'3" x 8'4" narrowing to 5'11"



Double glazed window to the front and a radiator.

Bathroom



Fitted with a four piece suite comprising of a low level WC, pedestal wash hand basin, panel bath and step in shower cubicle with mains fed shower, chrome ladder style radiator, double glazed window and tiled walls.

Outside



There is a low maintenance garden to the front with a block paved driveway, an attached single garage, useful side access and to the rear a delightful generous garden laid mainly to lawn, with established planting.

Tenure Freehold

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

Council Tax Band

The Council Tax Band is Band C

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

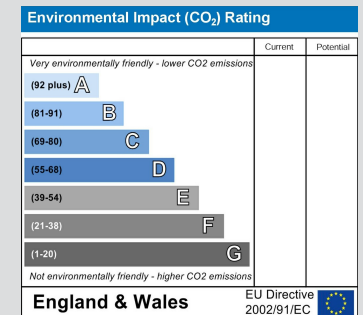
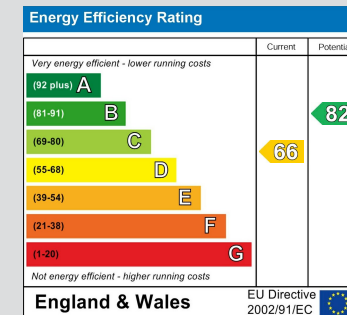
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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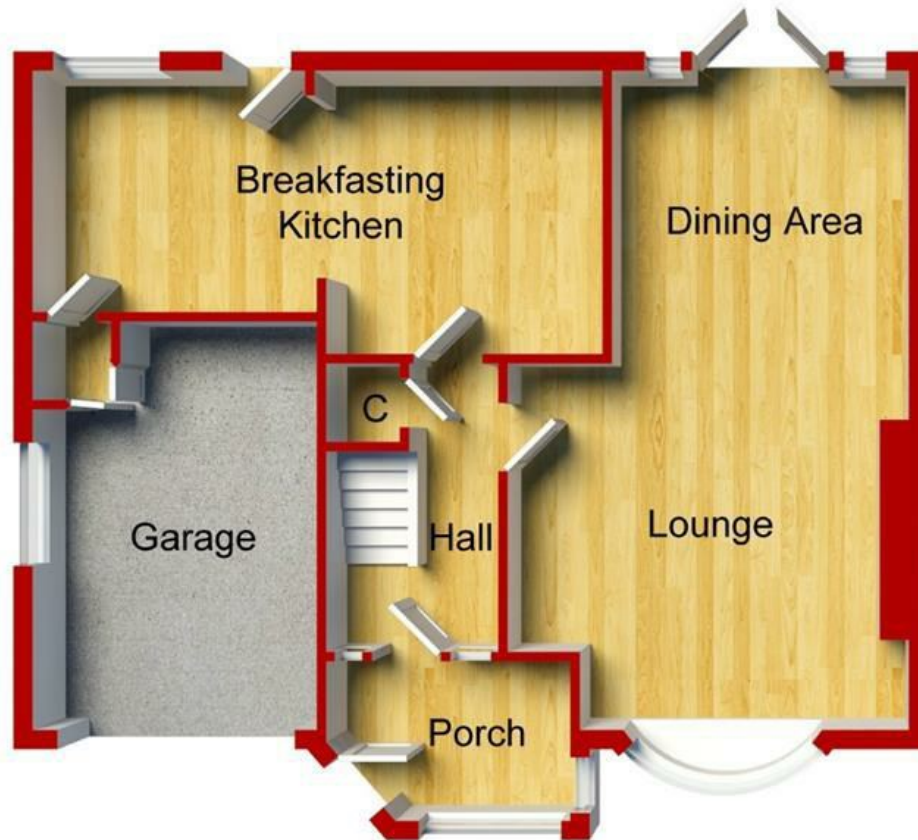
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MAIN ROOMS AND DIMENSIONS

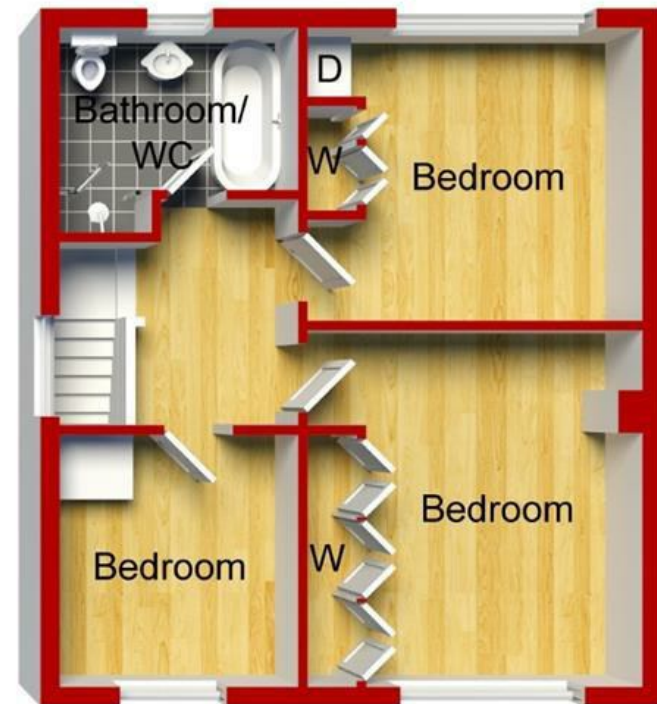
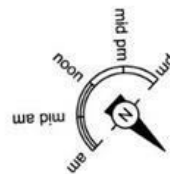


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Ground Floor
Approximate Floor Area
(54.52 sq.m)



First Floor
Approximate Floor Area
(40.97 sq.m)

23 Launceston Drive