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sales & lettings





An extended three bedroom semi-detached with a generous rear garden situated within this ever popular residential area, available with no upper chain involved. The accommodation briefly comprises of an entrance porch, hall with a cloakroom/wc and staircase to the first floor, lounge with bay window to the front, spacious dining room and a breakfasting kitchen. On the first floor there are three bedrooms, bathroom and a separate wc. Externally there is a garden to the front with a driveway, an attached garage and a substantial, mature garden to the rear. This location is ideal for shops and schools as well as providing easy access to Sunderland City Centre, Doxford International Park, Sunderland Royal Hospital and major road connections including the A19. The accommodation would benefit from general updating and therefore provides an excellent opportunity for those looking to put their stamp on a property, we highly advise early viewing.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via a double glazed entrance door to

### Entrance Porch

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

### Hall

With a radiator, staircase to the first floor.

### Cloakroom/WC

Low level WC, wash hand basin set into vanity unit.

### Lounge 14'8" into bay x 11'10" max



Double glazed bay window to the front and a radiator.

### Dining Room 17'3" x 11'10" into alcove



Double glazed patio doors leading out to the rear, radiator, feature fireplace.

### Breakfasting Kitchen 7'6" x 7'6" + 8'0" x 9'3"



The kitchen is fitted with wall and base units with work surface over, incorporating a sink and drainer unit, integrated appliances include a double oven, electric hob and microwave, space has been provided for the inclusion of a fridge and a freezer, there is a standard door to the rear garden, double glazed window to the rear, radiator and an internal door to the garage.

### First Floor Landing

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

### Bedroom 1 11'10" x 11'0" max inc fitted robes



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

### Bedroom 2 10'11" x 10'6" max masurement inc fitted robes



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

### Bedroom 3 7'1" x 8'2" narrowing to 6'0"

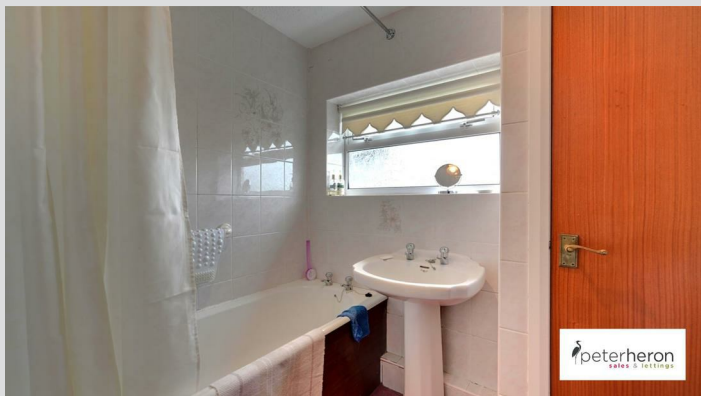
Double glazed window to the front and a radiator.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## Bathroom

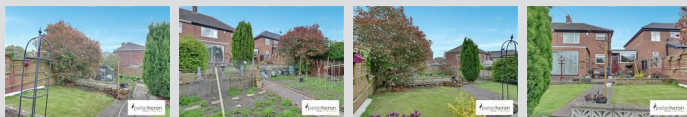


Pedestal wash hand basin, panel bath with electric shower over, tiled walls, double glazed window, built in cupboard and a radiator.

## Separate WC

WC, double glazed window and tiled walls.

## Outside



There is a garden to the front with a driveway, there is a useful side access and to the rear is a generous mature garden.

## Garage 14'2" x 8'2"

An attached garage with a remote control roller shutter access door, there is a double glazed window, wall mounted boiler, space for washing machine and a internal door to the breakfasting kitchen.

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 25/12/1954 approx and the Ground Rent is £6pa.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

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:-

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.

## 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](http://peterheron.co.uk)

## Opening Times

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

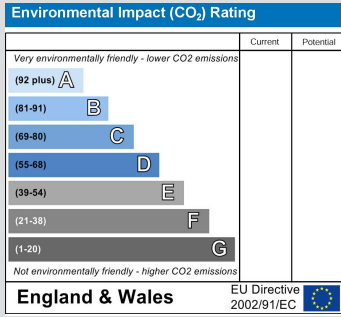
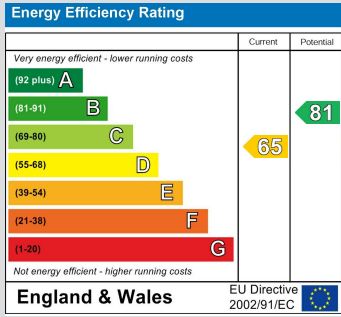
## Ombudsman

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

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