









This attractive three bedroom semi-detached house occupies a generous plot at the head of this pleasant cul-de-sac and the property has recently undergone a number of notable improvements and upgrades. Internally the well presented accommodation includes a hall with staircase to the first floor, lounge with a media wall, a dining room to the front with a bay window and there is a kitchen. On the first floor there are three bedrooms and a contemporary shower room/wc. Externally there is a spacious driveway providing off street, a longer than average garage and to the rear a wonderful, mature garden. This convenient location offers easy access to local amenities, shops and schools as well as providing links to Sunderland City Centre and to major road connections. Viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via composite entrance door to

## Hallway



There is a radiator, there is a staircase to the first floor with under stairs storage cupboard and there are doors connecting off to the lounge, dining room and kitchen.

## Lounge 13'0" x 13'9" into alcove



Double glazed window to the rear overlooking south facing rear gardens, a radiator, and a superb feature media wall.

## Dining Room 13'8" into alcove x 12'4" into bay



Double glazed bay window to front and a radiator.

## Kitchen 9'7" x 7'10"



With fitted wall and base units with work surface over, incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include a double oven and hob, space has been provided for the inclusion of a fridge freezer and a washing machine as well as a slimline dishwasher, there is a single glazed door providing access to the garden and a double glazed window to the rear.

## First Floor Landing



Double glazed window and doors leading off to the three bedrooms and shower room.

## Bedroom 1 (front) 13'0" into bay x 10'7" not inc robes



Double glazed bay window to front, single radiator and fitted wardrobes.

## Bedroom 2 (rear) 11'4" x 10'7" not inc robes



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

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

## Bedroom 3 (front) 7'11" x 7'10"



Double glazed window to front and a radiator.

## Shower Room



A superb contemporary shower room with a low level WC with concealed cistern, wash hand basin set into vanity unit and a walk in shower with mains fed shower, there is a feature radiator and two double glazed windows.

## Outside



Mature gardens to the front with a drive providing off street parking for up to two cars, there is a useful side access and to the rear a superb generous garden laid mainly tot lawn with a paved area.

## Garage 27'3" x 8'3"

### 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 TBC and the Ground Rent is £TBC

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.

### 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:-

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

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

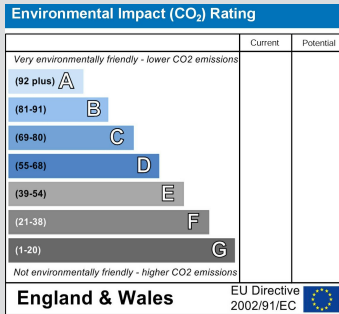
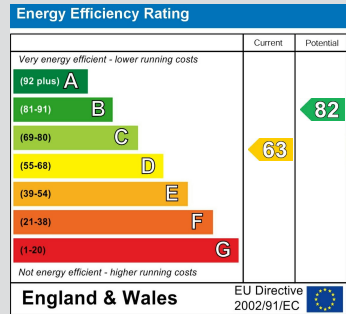
# MAIN ROOMS AND DIMENSIONS

## 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.



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

