









An attractive and well-presented three bedroom house with a garage and a delightful mature garden, occupying a pleasant cul-de-sac position within this ever popular area. Internally the well appointed accommodation on the ground floor includes a hall with staircase to the first floor, two reception rooms and a modern fitted kitchen. On the first floor there are three bedrooms and a superb family bathroom/wc. Externally there is a small garden to the front, an established garden to the rear and a garage. The property benefits from double glazing, gas central heating to radiators and an excellent loft space, accessed via fixed stairs from the landing. This convenient location is close to local amenities, shops and schools as well as offering access to Sunderland City Centre and transport connections. With immediate vacant possession and no upper chain involved, we highly advise early viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Hall



There is a staircase to the first floor, a radiator, a feature single glazed glass window and doors leading off to the living room and kitchen.

Living Room 13'6" into bay x 13'4" into alcove



With a double glazed bay window to the front, two radiators and a feature fireplace with living flame effect gas fire.

Lounge/Diner 14'11" x 13'5" into alcove



With a double glazed French door leading out to the rear garden with double glazed windows to either side, there is a radiator, an attractive fireplace with living flame effect gas fire.

Kitchen 14'10" x 6'10"



Fitted with a range of modern wall and base units with work surface over incorporating a sink and drainer unit, integrated appliances include an electric oven, electric hob with extractor over, fridge and a freezer, space has been provided for the inclusion of a washing machine, there is a double glazed external door to the rear garden, double glazed window to the rear and a door to the lounge/diner.

First Floor Landing



With doors leading off to the bedrooms and bathroom and there is a fixed staircase leading to a loft space.

Bedroom 1 11'1" x 10'4" not including robes



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

Bedroom 2 10'5" x 10'5" not including robes



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

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 7'10" x 7'6"



Double glazed window to the front and a radiator.

Family Bathroom



Modern suite with a low level WC, pedestal wash hand basin and a P shaped panel bath with electric shower over, there are tiled walls and floor, radiator and a double glazed window.

Loft Space



An excellent loft space accessed via fixed stairs from the first floor landing, there are two Velux windows, the space has been floored and plastered out and benefits from power and lighting.

Outside



To the front of the property there is a small garden whilst to the rear there is a delightful mature garden and with gated access to the rear lane.

Garage 17'10" x 9'0"



Access via an electric roller shutter access door, there is also a door to the garden and access to the garage is from the rear service lane.

Tenure Freehold

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

Rent Charge

We have been advised by our clients there is a rent charge to Sunderland Council of £1.75 per annum. Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band B.

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

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

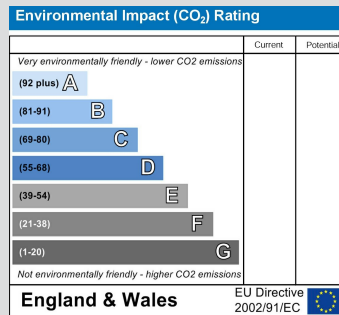
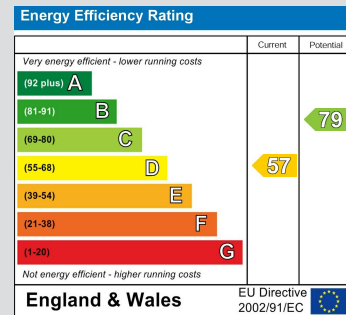
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

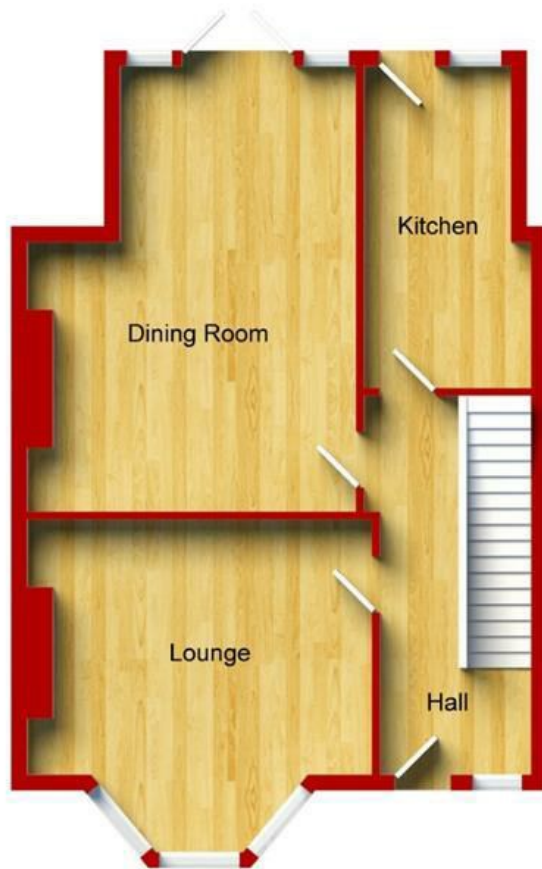
Ombudsman

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

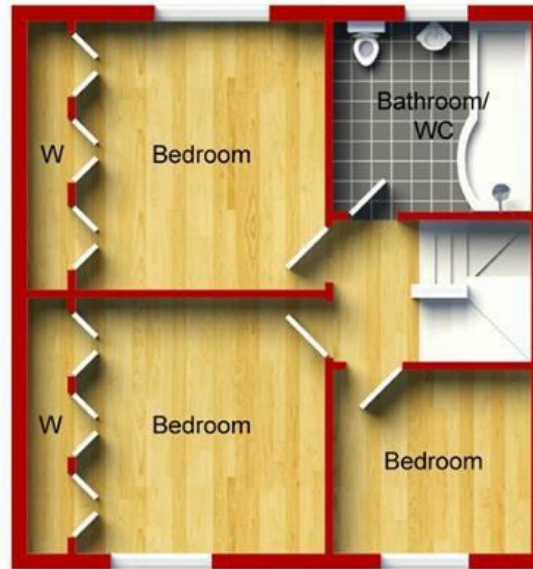


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Ground Floor
Approximate Floor Area
(49.24 sq.m)



First Floor
Approximate Floor Area
(41.48 sq.m)



Second Floor
Approximate Floor Area
(20.29 sq.m)

