









A spacious three bedroom semi-detached home with generous gardens to the front, side and rear, available for sale with immediate vacant possession and no upper chain involved. Internally, the accommodation on the ground floor includes an entrance lobby with staircase to the first floor, lounge and a kitchen / diner to the rear whilst to the first floor there are three bedrooms and a bathroom/wc. Benefits of the house include gas central heating to radiators. Conveniently situated, the property is ideally placed for local shops and schools as well as providing easy access to Sunderland City Centre, Sunderland Royal Hospital and transport connections. Early viewing is essential.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via a double glazed entrance door to

### Entrance Lobby

There is a staircase to the first floor and a door to the lounge.

### Lounge 12'10" x 11'5"



Single glazed window to the front, radiator, a fireplace and a door to the kitchen diner.

### Kitchen/Diner 16'10" x 8'10"



Wall and base units with work surface over, incorporating a sink and drainer unit, space has been provided for the inclusion of a cooker, fridge freezer and a washing machine, there is a single glazed window to the rear, a radiator and a double glazed door to the rear garden.

### First Floor Landing

With a double glazed window to the side and doors to the three bedrooms and bathroom.

### Bedroom 1 12'2" x 8'0"



Single glazed window to the rear and a radiator.

### Bedroom 2 9'7" x 9'10"



Double glazed window to the front and a radiator.

### Bedroom 3 8'11" x 8'5"



Single glazed window to the rear and a radiator.

### Bathroom



Three piece suite with low level WC, wash hand basin and bath there is a radiator and double glazed window.

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

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# MAIN ROOMS AND DIMENSIONS

## Outside



There are generous gardens laid mainly to lawn to the front side and rear.

## 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 A.

## Important Notice

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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 £210.00 by Movewithus Ltd.

## Fawcett Street Viewings

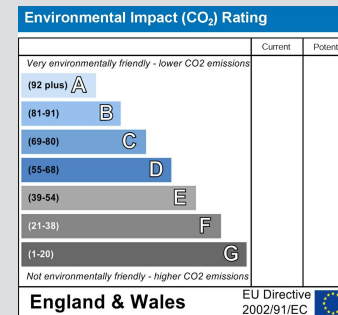
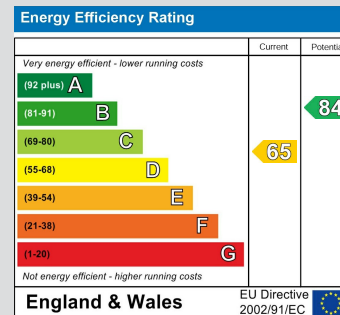
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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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