















A refurbished and modernised three bedroom house, providing spacious, ready to move into accommodation, situated within this popular and convenient area. Internally the attractive interior is accessed via an entrance lobby with staircase to the first floor, there is a lounge and a generous modern kitchen / diner. On the first floor there are three well-proportioned bedrooms and a contemporary family bathroom/wc. Externally there is a garden to the front, a useful space to the side and to the rear a lawned garden with patio and shed. This ideal location provides easy access to local amenities, shopping facilities, Sunderland Royal Hospital and transport links. With immediate vacant possession and no upper chain involved, early viewing is essential.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

### Entrance Lobby

Staircase to first floor and door to lounge.

### Lounge 14'11" x 10'7"



Double glazed window to front, radiator and door to kitchen/diner.

### Kitchen/Diner 16'0" x 11'3"



Fitted with a range of contemporary wall and base units with work surfaces over incorporating sink and drainer unit, space for cooker, fridge freezer and washing machine, double glazed windows to the side and rear, radiator, double glazed door to rear garden and wall mounted boiler.

## First Floor Landing



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

### Bedroom 1 13'5" x 9'1" into alcove



Double glazed window to front and radiator.

### Bedroom 2 12'9" x 7'11"



Double glazed window to rear providing delightful open views, and radiator.

### Bedroom 3 9'4" x 7'11"



Double glazed window to rear providing delightful open views, and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Contemporary suite with low level WC, washbasin set into vanity unit and P shaped panel bath with mains shower over, radiator and double glazed window.

## Outside



There are attractive gardens to the front and rear, as well as a useful space to the side of the property. Shed to the rear garden.

## Council Tax Band

The Council Tax Band is Band A.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. 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

## 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>84</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions
(81-91) <b>B</b>			(92 plus) <b>A</b>
(69-80) <b>C</b>	<b>69</b>		(81-91) <b>B</b>
(55-68) <b>D</b>			(69-80) <b>C</b>
(39-54) <b>E</b>			(55-68) <b>D</b>
(21-38) <b>F</b>			(39-54) <b>E</b>
(1-20) <b>G</b>			(21-38) <b>F</b>
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC



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