

A beautifully presented house with an impressive kitchen / diner, driveway, garage and beautiful, generous rear garden, situated within this popular and convenient area. Internally the accommodation on the ground floor includes an entrance hall with staircase to the first floor, an attractive lounge and a superb modern kitchen / diner. To the first floor there are three spacious bedrooms and a contemporary bathroom. Benefits of the property include gas central heating to radiators and double glazing. The property is well placed for access to local amenities as well as offering excellent links to major road connections including the A19. With immaculate, ready to move into accommodation and no upper chain involved, viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Entrance via UPVC door into

## Entrance Hall

With a radiator, stairs to the first floor and door to lounge.

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



Double glazed bay window to the front, radiator, feature fireplace and door to the kitchen/diner.

## Kitchen/Diner 16'11" x 8'9"



Modern kitchen fitted with high gloss soft close wall and base units with a stainless steel sink and drainer set into stone effect countertops. Integrated appliances include a fridge/freezer, oven and hobs and a extractor hood. Space and plumbing provided for a washing machine. There are double glazed windows to the side and rear elevations, storage cupboard, radiator and UPVC door to garden.

## First Floor Landing

Landing with doors to the

## Bedroom 1 (Rear) 12'1" x 8'2"



Double glazed window to the rear and a radiator.

## Bedroom 2 (Front) 9'8" x 8'7"



Double glazed window to the front and a radiator.

## Bedroom 3/Study (Rear)



Double glazed window to the rear and radiator.

## Bathroom



Bath with wall mounted shower, low level WC and hand wash basin. Double glazed window to the front and radiator.

## Outside



Generous, well presented garden to the rear elevation comprising block paved and lawned areas over three levels, also featuring a seating area and wooden planters. Spacious block paved garden to the front elevation with a driveway providing multiple off street parking spaces and a garage.

## Garage 19'2" x 12'2"

Providing storage space as well as space for a car.

## 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

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

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

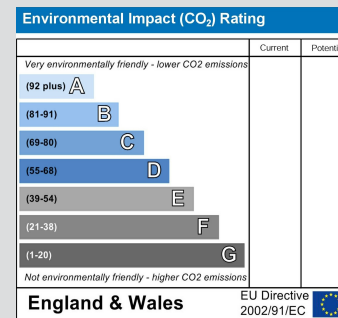
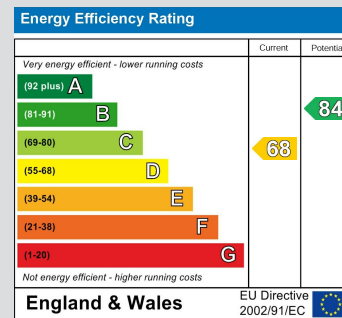
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman Fst

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

