

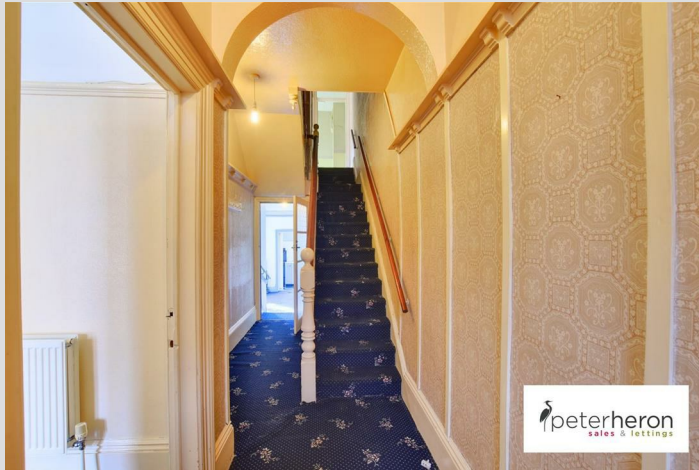
A spacious three bedroom mid terrace, period house, ideally located on the periphery of Sunderland city centre. The property requires general updating and modernisation, providing great potential and the opportunity for the new owner to upgrade to their requirements. Internally the accommodation on the ground floor includes a reception hall with staircase to the first floor, two generous main reception rooms and a breakfast room that connects through to a kitchen. To the first floor there are three bedrooms, a box room and bathroom/wc. Externally there is a small forecourt area to the front and a courtyard, along with an outhouse to the rear. This location is conveniently placed for local amenities, schools, shopping facilities, access into Sunderland City Centre and transport connections including the Metro system. With immediate vacant possession and no upper chain involved, we highly advise early viewing.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Entrance via wooden door to

### Reception Hall



Stairs to first floor.

### Lounge 16'2" x 14'7" into alcoves



Single glazed bay window to the front elevation, feature fireplace and double radiator.

### Dining Room 14'1" x 12'8"



Single glazed window to rear elevation, feature fireplace, radiator and hand washbasin.

### Breakfast Room 15'11" x 7'4"



Single glazed window to side elevation, built in storage cupboards, radiator, feature fireplace and sliding door to kitchen.

### Kitchen 9'3" x 5'8"



Base units with countertops over incorporating a single bowl stainless steel sink and drainer. There is space for a cooker, a wall mounted boiler, single glazed window to rear and door to outhouse.

### WC

Low level WC.

### First Floor Landing

Storage cupboards.

### Bedroom 1 (Rear) 14'1" x 11'6"



Two storage cupboards, double glazed window to the rear elevation, hand washbasin, feature fireplace and double radiator.

### Bedroom 2 (Front) 13'1" x 12'9"



Storage cupboard, single glazed window to the front elevation, feature fireplace and radiator.

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

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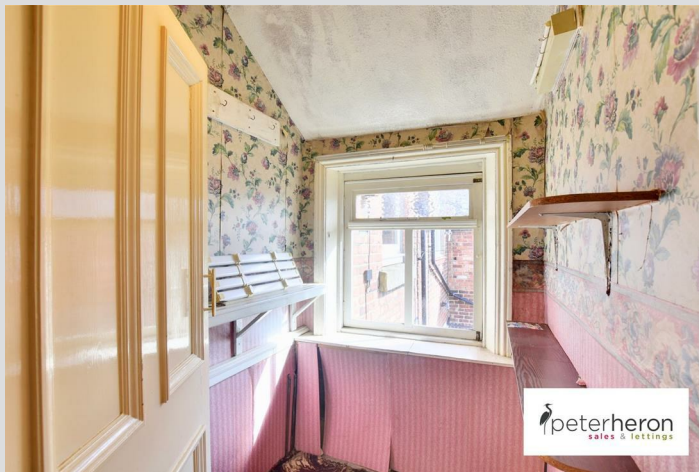
# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 (Front) 9'9" x 6'0"



Single glazed window to the front.

## Box Room 5'9" x 4'10"



Single glazed window to side.

## Bathroom



Low level WC, hand washbasin and bath, single glazed frosted window.

## Outside

The property has a small forecourt area to the front and a rear courtyard.

## Outhouse

In a poor state of repair with a door to back lane and door to WC.

## Council Tax Band

The Council Tax Band is Band B.

## Tenure Freehold

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

## Important Notice

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.

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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](http://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.

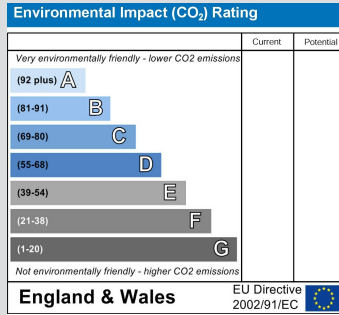
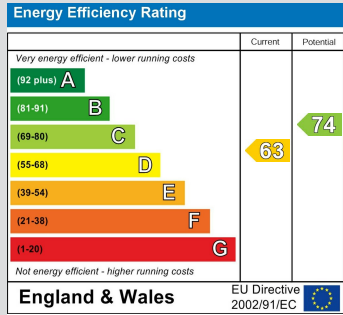
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