

A spacious three bedroom Town house which enjoys a convenient location on the periphery of the City centre. Internally the accommodation features an entrance hall with kitchen and ground floor WC, first floor lounge with French doors into the rear gardens and stairs up to three bedrooms and a bathroom. Externally there is a garden to the rear whilst to the front a patio, a small driveway and a garage. Conveniently placed for local amenities, schools, shopping facilities, and walking distance 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 UPVC door into hallway.

Entrance Hall



Radiator, stairs to first floor and storage cupboard. Door to kitchen.

Kitchen 15'2" x 8'9"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap, integrated gas oven and hobs with cooker hood over, integrated dishwasher, space provided for a washing machine and fridge freezer. Double glazed window to front. Storage cupboard.

Ground Floor WC



Low level WC and washbasin, double glazed frosted window front.

First Floor

Lounge 15'10" x 12'2"



Double glazed windows and French UPVC doors to rear, radiator, stairs to second floor.

Second Floor Landing

Stairs to third floor.

Bedroom 1 15'11" x 8'9"



Double glazed window to front and double radiator.

Bathroom



Low level WC, washbasin and bath with shower over, radiator, storage cupboard and skylight.

Third Floor Landing

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 11'10" x 9'9"



Double glazed window to front and double radiator.

Bedroom 3 8'9" x 5'10"



Double glazed window to front and radiator.

Outside



To the front of the property there is a patio area with garage and a small drive providing off street parking. Rockery and grass area to the rear.

Right of Way

None of the neighbours or the owner of the rear land are able to cover it or brick up the walls so as to restrict the use of the land by the other neighbours. The purpose is to use the land in conjunction with all of the other neighbours for the enjoyment of walking over the land.

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 - Particulars

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.
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.

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

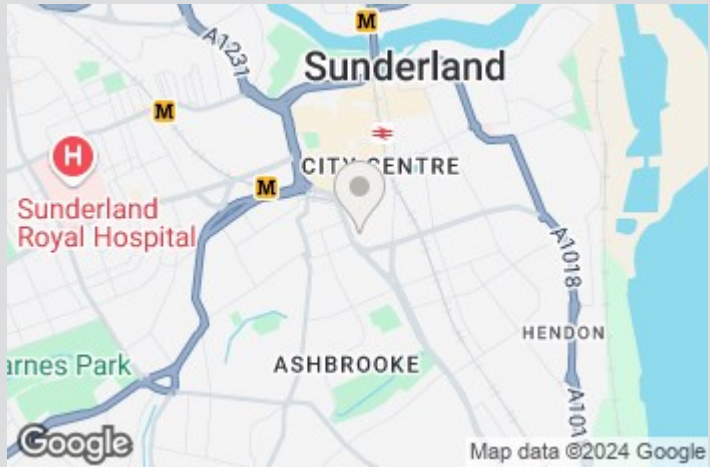
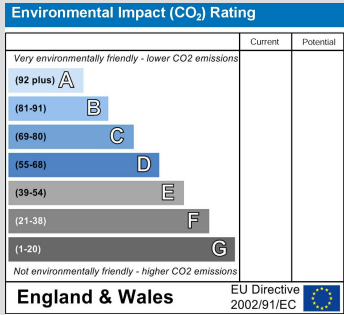
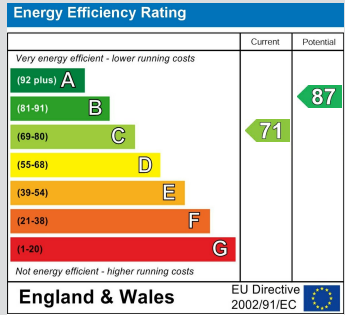
Ombudsman

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

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