

Music
IS
The Answer





An attractive three bedroom semi-detached house with a delightful rear garden, occupying a pleasant cul-de-sac position within this sought after residential area. Internally the accommodation includes to the ground floor of a reception hall with staircase to the first floor, two well-proportioned reception rooms and a breakfasting kitchen. To the first floor there are three bedrooms, a bathroom and a separate wc. Externally there is a driveway, attached garage and established gardens to the front and rear. This convenient location offers easy access to local amenities, shops and schools as well as providing links to Sunderland City Centre and to major road connections. Early viewing is essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to hall.

Entrance Hall



Radiator, staircase to first floor and under stairs storage cupboard. Doors lead off to the lounge, dining room and breakfasting kitchen.

Lounge 13'6" into bay x 13'6" into alcove



Double glazed bay window to front and radiator.

Dining Room 14'6" into bay x 11'5" into alcove



Box bay to the rear with single glazed window and a radiator.

Breakfasting Kitchen 7'2" x 8'11" plus 12'7" x 7'0"



Fitted with wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space for cooker, fridge freezer and washing machine, radiator, two double glazed windows, double glazed door to rear garden, wall mounted boiler and a door providing access into garage.

First Floor Landing



Double glazed window to side and loft access hatch.

Bedroom 1 13'11" into bay x 11'7"



Double glazed bay window to front and radiator.

Visit 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

Bedroom 2 11'1" x 11'6"



Double glazed window to rear and radiator.

Bedroom 3 8'11" x 7'4"



Double glazed window to front and radiator.

Bathroom



Pedestal washbasin and panel bath with shower attachment, radiator and single glazed window.

Separate WC



Fitted with a WC and single glazed window.

Outside



Lawned garden to the front with a block paved driveway along with an attached single garage, whilst to the rear there is a garden laid mainly to lawn with a patio and planted borders.

Council Tax Band

The Council Tax Band is Band C.

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. 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

Visit 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

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

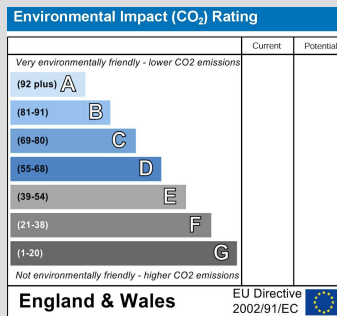
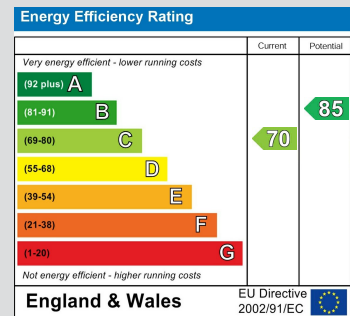
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 0191 510 3323

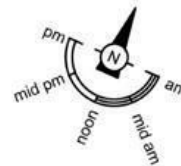
Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor
Approximate Floor Area
(55.55 sq.m)



First Floor
Approximate Floor Area
(45.55 sq.m)



4 Fortrose Avenue