









An attractive three bedroom semi-detached home, recently benefiting from some recent upgrades whilst still providing excellent potential for a new owner to complete to their own requirements. Internally there is a hall with staircase to the first floor, lounge enjoying a dual aspect and a kitchen / diner whilst to the first floor there are three bedrooms, bathroom and separate w.c. Externally there is a shared driveway and a generous garden to the rear. Conveniently situated in the residential area of Hendon the property provides easy access to Sunderland City Centre, close to schools and a range of local amenities. Available for sale with no upper chain involved, early viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to hall.

Entrance Hall

Staircase to first floor, built in storage cupboard and doors leading off to lounge and breakfasting kitchen.

Lounge 17'11" x 11'3" into alcove



Enjoying a dual aspect with double glazed window to front, single glazed window to rear and radiator.

Breakfasting Kitchen 13'8" x 8'8"



Range of fitted units with work surfaces over incorporating sink and drainer unit, space for cooker and fridge freezer, door to rear garden, single glazed window to rear and double glazed window to side.

First Floor Landing



Bedroom 2 8'9" x 8'9" not inc built in cupboard



Double glazed window to front, radiator and built in cupboard.

Bedroom 1 11'6" x 10'9"



Double glazed window to front and radiator.



Double glazed window to rear and radiator.

MAIN ROOMS AND DIMENSIONS

Bathroom



Washbasin and bath with radiator and double glazed window.

Separate WC

Fitted WC and double glazed window.

Outside



Shared driveway to the front and to the rear a generous 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

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.

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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

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 | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

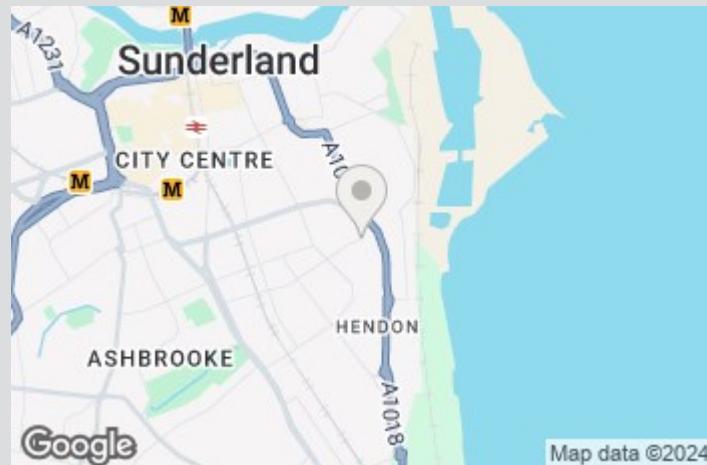
| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

Tried. Trusted. Recommended.

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

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

MAIN ROOMS AND DIMENSIONS



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