















A spacious three bedroom link semi-detached house, providing great potential, available for sale with immediate vacant possession and no upper chain involved. Internally, the accommodation on the ground floor includes an entrance lobby with staircase to the first floor, lounge and a kitchen / diner to the rear whilst to the first floor there are three bedrooms and a bathroom/wc. Benefits of the house include gas central heating to radiators and a generous garden to the rear. Conveniently situated, the property is ideally placed for local shops and schools as well as providing easy access to Sunderland City Centre, Sunderland Royal Hospital and transport connections. Early viewing is highly recommended.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

### Entrance Lobby

There is a door to the lounge and a staircase to the first floor.

### Lounge 12'10" x 11'5"



Single glazed window to the front, radiator, feature fireplace and a door to the kitchen diner.

### Kitchen/Diner 16'11" x 12'2"



Fitted with fitted kitchen units and a work surface over incorporating a sink and drainer unit. Integrated appliances include an oven and hob, space has been provided for the inclusion of a fridge freezer and a washing machine, there are two double glazed windows to the rear and a door to the rear garden.

### First Floor Landing

With a radiator and doors to the three bedrooms and bathroom.

### Bedroom 1 13'6" x 9'8"



Single glazed window to the front, radiator and a built-in cupboard providing storage space and also housing the boiler.

### Bedroom 2 12'2" x 8'4"



Single glazed window to the rear and a radiator.

### Bedroom 3 8'11" x 8'4"



Single glazed window to the rear and a radiator.

### Bathroom



Three piece suite with a low level WC, pedestal wash hand basin and panel bath with electric shower over, there is a radiator and a single glazed window.

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# MAIN ROOMS AND DIMENSIONS

## Outside



There is a low maintenance block paved garden to the front and to the rear is a generous garden laid mainly to lawn.

## Tenure Freehold

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

## Council Tax Band

The Council Tax Band is Band A.

## 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

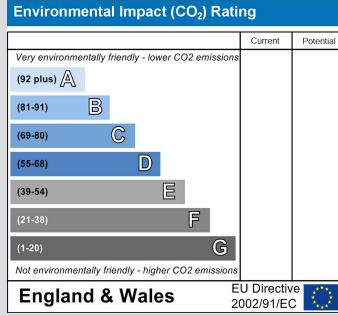
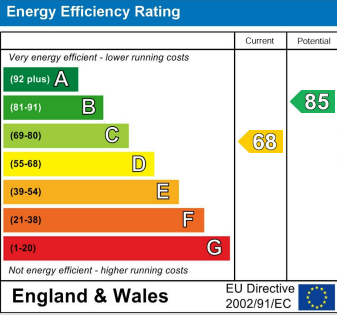
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

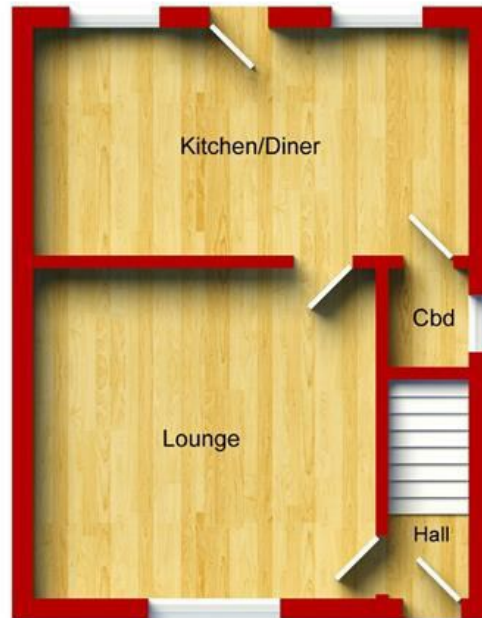
## Ombudsman

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

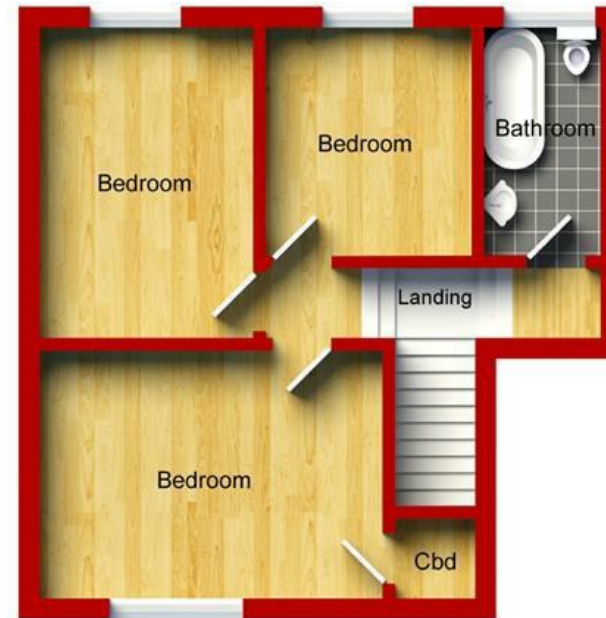


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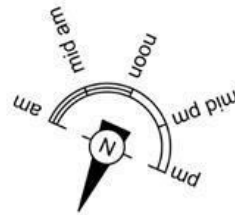
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Ground Floor  
Approximate Floor Area  
(35.24 sq.m)



First Floor  
Approximate Floor Area  
(40.76 sq.m)



91 Fordfield Road