









An extended three bedroom semi detached home, providing good sized accommodation, situated with the ever popular St. Aidans Estate. The accommodation comprises entrance hall, lounge, dining room, study and modern kitchen to the ground floor, whilst to the first floor there are three bedrooms and a bathroom. Externally there is a block paved area to the front with driveway, and a lawned garden to the rear. This convenient location is well placed for local amenities, shops and schools as well as providing excellent links to surrounding areas. Early viewing is highly recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Vestibule

Inner UPVC door to hall.

Entrance Hall



Double glazed window to side, radiator, stairs to first floor with storage under. Door to lounge and opening into kitchen.

Lounge 14'2" x 11'10"



Double glazed bay window to front, feature fireplace and radiator. Archway opening into dining room.

Dining Room 8'3" x 8'3"



Storage and shelving built into alcove. Serving hatch.

Study 9'10" x 7'6"



Double glazed window to rear and radiator.

Kitchen 16'11" x 7'10"



Range of modern wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Integrated cooker hood. Space provided for oven, washing machine, tumble dryer, dishwasher and fridge freezer. 2x double glazed windows and UPVC door to rear. Serving hatch to dining room.

First Floor Landing



Double glazed window.

Bedroom 1 12'9" x 9'4"



Double glazed window to front, radiator and built in mirrored sliding door wardrobes.

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 11'5" x 8'3"



Double glazed window to rear and radiator.

Bedroom 3 8'0" x 7'0"



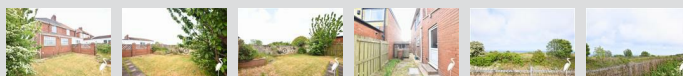
Double glazed window to front and radiator.

Bathroom



Low level WC and washbasin vanity unit, and bath with shower over, chrome heated towel rail

Outside



Block paved to the front with driveway to front providing off street parking whilst to the rear an attractive lawned garden.

Council Tax Band

The Council Tax Band is Band B.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 24/6/1934 and the Ground Rent is £5.00pa (approx cost).

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

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 £300.00 by Movewithus Ltd.

Fawcett Street Viewings

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

Opening Times

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

Ombudsman

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

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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



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

