















An extended three bedroom semi-detached home, occupying a superb position within this ever popular area, available with no upper chain involved. Internally the accommodation on the ground floor includes a hall with staircase to the first floor, two attractive reception rooms and an extended breakfasting kitchen whilst to the first floor there are three bedrooms and a bathroom/wc. Externally there are delightful, well-maintained gardens to the front and rear, driveway and a garage. This popular and convenient location is ideal for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. We highly recommend early viewing, to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

### Entrance Hall



Staircase to first floor with storage under and radiator.

### Lounge 13'6" x 11'2"



Double glazed window to front, radiator and feature fireplace.  
Double doors into dining room.

### Dining Room 12'4" x 12'3"



Double glazed window to rear, radiator and feature fireplace.

### Breakfasting Kitchen 16'6" x 8'9"



Range of wall and base units with countertops over incorporating a single bowl sink and drainer with mixer tap. Integrated oven and electric hob. Space for washing machine and fridge freezer. 2x double glazed windows and UPVC door to rear and radiator.

### First Floor Landing



Double glazed window.

### Bedroom 1 12'5" x 11'3"



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

### Bedroom 2 11'2" x 8'1"



Double glazed window to rear and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 8'2" x 8'0"



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

## Bathroom



Low level WC, washbasin and bath, two double glazed windows and radiator.

## Outside



Attractive front garden with block paved driveway providing off street parking and a garage. Generous rear garden with well stocked borders, lawned and block paved areas.

## Council Tax Band

The Council Tax Band is Band C.

## 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 1/8/1962 and the Ground Rent is £7.35 per annum.

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.

## 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](http://peterheron.co.uk)

## 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.

## Opening Times

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

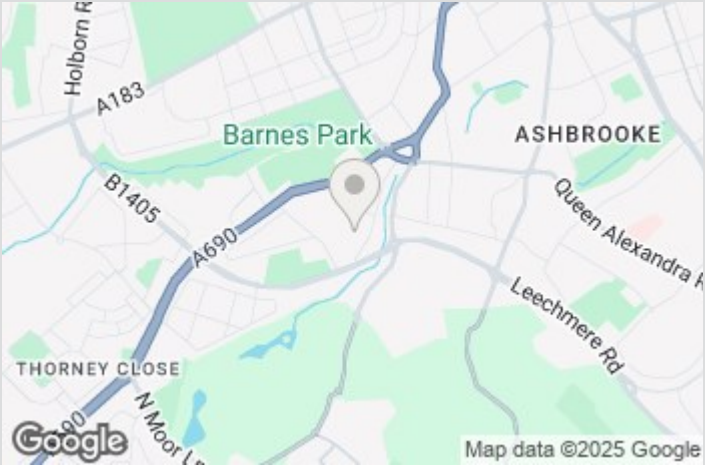
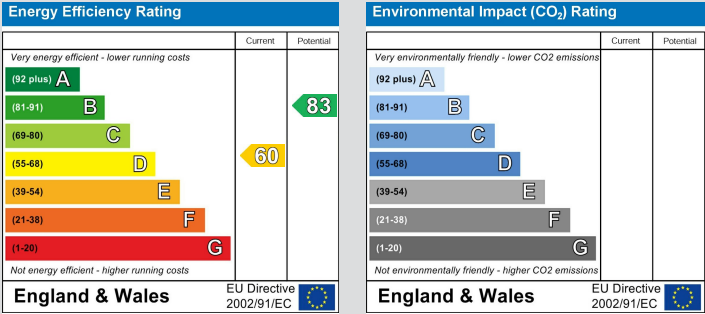
## Ombudsman

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

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# MAIN ROOMS AND DIMENSIONS

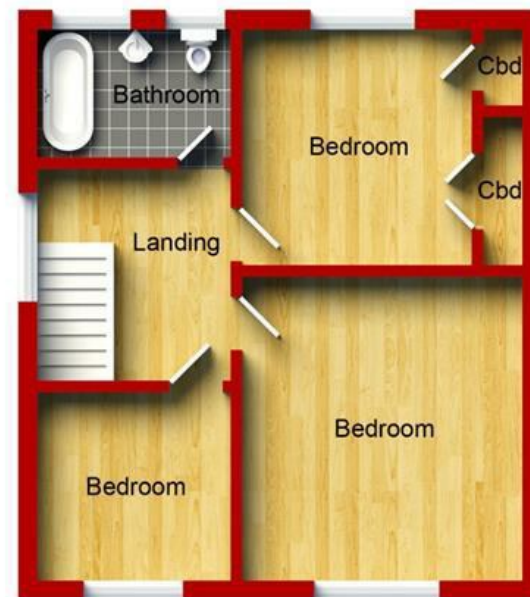


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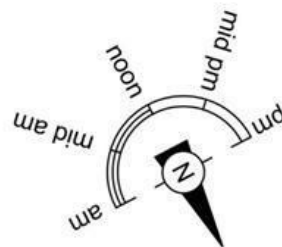
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Ground Floor  
Approximate Floor Area  
(52.30 sq.m)



First Floor  
Approximate Floor Area  
(45.50 sq.m)



15 Haslemere Drive