















An attractive three-bedroom end link house, providing spacious and well-appointed accommodation within this popular and convenient area. Internally the accommodation includes an entrance lobby, a generous lounge, a kitchen / diner, a downstairs wc and a rear porch, whilst to the first floor there are three well-proportioned bedrooms and a modern shower room/wc. The property benefits from double glazing, gas central heating to radiators and gardens to the front and rear. This location is ideal for local amenities, shopping facilities and schools, as well as offering transport links to surrounding areas and major road links including the A19. Early viewing is essential!



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

## Entrance Lobby

Door to lounge.

## Lounge 19'7" x 11'3"



Enjoying a dual aspect with double glazed window to front and double glazed French door to the rear. Feature media wall with inset contemporary electric fire.

## Kitchen/Diner 16'6" x 8'9"



Fitted with wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space for range style cooker, fridge freezer and washing machine, double glazed window to front and radiator.

## Ground Floor WC

Low level WC.

## Rear Porch

Double glazed window and double glazed door to rear courtyard.

## First Floor Landing

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

## Bedroom 1 11'5" x 10'7"



Double glazed window to rear and radiator.

## Bedroom 2 12'3" x 8'8" extending to 11'11"



Double glazed window to rear and radiator.

## Bedroom 3 8'9" x 8'7"



Double glazed window to front and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Shower Room



Contemporary suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit and walk in shower with mains shower, chrome ladder style radiator and double glazed window.

## Outside



Lawned garden to the front and to the rear an attractive low maintenance block paved courtyard with the benefit of double timber gates providing off street parking if required.

## 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 - 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 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

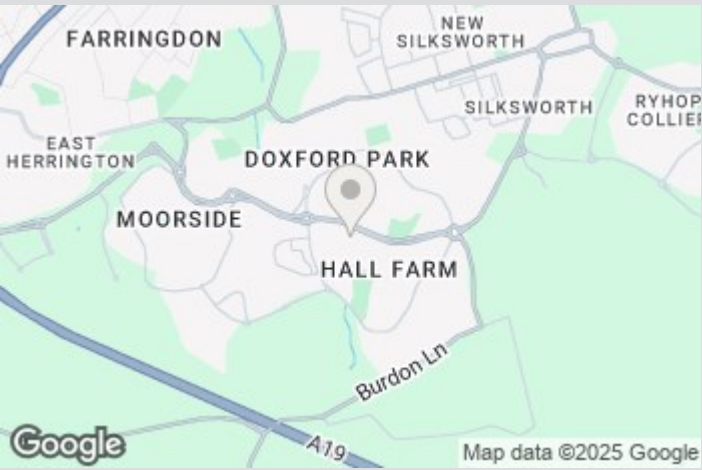
## Opening Times

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.

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



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