















This superb three bedroomed semi detached home is situated in this well established residential area, close to many excellent amenities. The property is arranged over two floors the internal accommodation comprises:- entrance hall, open plan living/dining room with patio doors to the rear garden, and a contemporary kitchen. To the first floor there are three bedrooms and a family bathroom. Externally there is an easily maintained paved garden to the front with side storage access together with a sunny lawned garden to the rear. Conveniently situated within a short walk to many amenities including, Pallion Shopping area, Sunderland Royal Hospital, the University, Pallion Metro Station, with Sunderland City Centre the A19 and other major road links close by.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC glazed door to

## Entrance Hall

Covered radiator, stairs to first floor landing.

## Lounge/Dining Room 23'0" x 10'11"

UPVC bay window to front, double radiator, alcoves, UPVC sliding patio doors to rear garden.

## Kitchen 11'0" x 9'9" (max)

Contemporary fitted kitchen units with co-ordinating worktops, stainless steel sink unit, built-in electric hob/oven, stainless steel extractor fan, plumbing for automatic washing machine, UPVC window to rear and UPVC glazed door to rear.

## First Floor Landing

UPVC window to side, loft access.

## Bedroom 1 13'5" x 8'8"

UPVC window to front, single radiator, built-in mirror wardrobes.

## Bedroom 2 9'5" x 8'5"

UPVC window to rear, laminate flooring, single radiator.

## Bedroom 3 7'4" x 7'0"

UPVC window to front, built-in storage cupboard, double radiator.

## Bathroom

Low level WC, pedestal basin and bath with shower. Single radiator, built-in storage cupboard, single radiator, inset lighting.

## Outside

Paved and gravel garden to the front with a wall and wrought iron enclosure, access to side storage area. A sunny lawned garden to the rear with mature shrubs.

## 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.

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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 £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

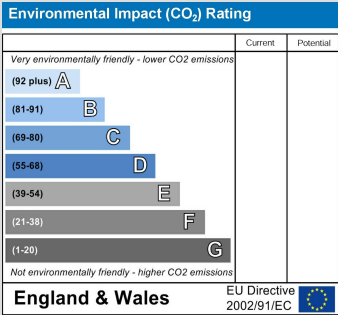
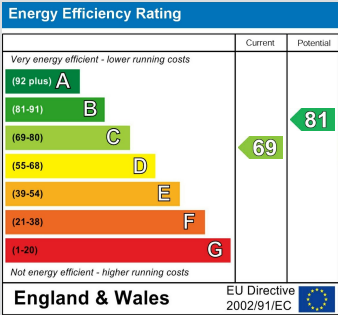
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Ombudsman

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

## Opening Times

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



Visit [www.peterheron.co.uk](http://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

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