





 peterh  
sales &





An impressive and beautifully presented three bedroom semi-detached house, situated on the ever popular Leechmere Road. The internal accommodation on the ground floor comprises of a hall with staircase to the first floor, lounge opening through to a dining room, an attractive breakfasting kitchen and a useful utility. On the first floor there are three bedrooms and a contemporary family bathroom/wc. Externally there is a driveway to the front, an attached single garage and a garden to the rear with a lawn and patio. Ideally positioned for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. Early viewing is essential!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via an entrance door to hallway.

## Reception Hall



Staircase to first floor with understairs storage cupboards and radiator.

## Lounge 14'5" x 11'4" into alcoves



Double glazed windows to front with fitted shutters, radiator and the room opens through into dining room.

## Dining Room 10'2" x 9'1"



Double glazed French door leading out into the rear garden, radiator and door to kitchen.

## Breakfasting Kitchen 10'2" x 8'3"



Fitted with wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, breakfast bar, space for cooker, double glazed window to rear, radiator and door to utility.

## Utility 7'8" x 7'4"



Fitted work surface with a Belfast style sink, space for fridge freezer, washing machine and tumble dryer. Double glazed door to rear garden and double glazed window to rear.

## First Floor Landing



Impressive feature stain/lead glass window, airing cupboard with radiator.

## Bedroom 1 14'7" x 10'7"



Double glazed window to front with fitted shutters and radiator.

## Bedroom 2 10'4" x 9'4"



Double glazed window to rear providing superb open views over playing fields, and radiator.

## Bedroom 3 8'9" x 7'0"



Maximum measurements taken including stairhead area, double glazed window to front, radiator and loft access hatch.

Tried. Trusted. Recommended.

City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

# MAIN ROOMS AND DIMENSIONS

## Bathroom



Modern suite comprising of a low level WC, washbasin set into vanity unit and P shaped panel bath with mains shower over, attractive tiled walls and floor, radiator and two double glazed windows.

## Outside



Garden to the front with a driveway providing off street parking and access to garage with up and over access door, single glazed window and wall mounted boiler. To the rear there is a garden with lawned area and patio.

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Freehold

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

## 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.

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 £210.00 by Movewithus Ltd.

## Fawcett Street Viewings

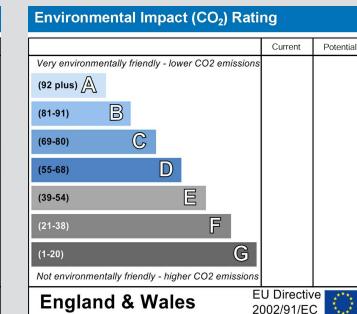
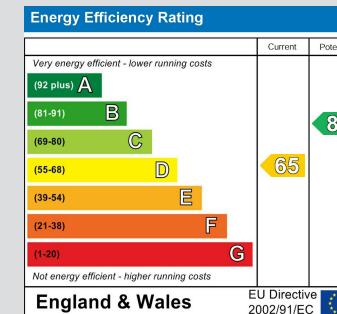
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.



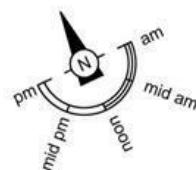
Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

Tried. Trusted. Recommended.

City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor  
Approximate Floor Area  
(44.80 sq.m)



First Floor  
Approximate Floor Area  
(39.20 sq.m)

304 Leechmere Road