









A spacious and attractive three bedroom mid terrace house, situated within this popular and convenient area. Internally the well-appointed accommodation is accessed via an entrance vestibule, connecting through to an impressive hall with staircase to the first floor and a cloakroom/wc. There are two generous reception rooms and a 20ft kitchen / diner. On the first floor there are three bedrooms and a modern family bathroom/wc. Externally there is a small forecourt to the front and a delightful, block-paved courtyard to the rear with gated access. This ideal location provides easy access to local amenities, shopping facilities, Sunderland Royal Hospital and transport links. We highly recommend early viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Vestibule

Inner door through to hallway.

Reception Hall

Staircase to first floor, radiator and built in cupboard. Doors lead off to cloakroom/WC, lounge, dining room and kitchen/diner.

Cloakroom/WC



Low level WC and mini washbasin, double glazed window.

Lounge 15'8" into bay x 14'8" into alcove



Box style bay window to the front with double glazed windows, radiator, impressive period fireplace, coving to ceiling and double doors leading through to dining room.

Sitting/Dining Room 12'11" into alcove x 14'2"



This versatile room has a double glazed window to the rear and radiator.

Kitchen/Diner 20'1" x 10'4"



Fitted with a range of wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include an oven and hob, space for fridge freezer, dishwasher and washing machine. Two double glazed windows and radiator. Double glazed door to courtyard.

First Floor Landing

Built in cupboard and doors to three bedrooms and bathroom.

Bedroom 1 15'8" into recess x 11'8"



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

Bedroom 2 14'2" x 11'7"



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

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 3 6'4" x 8'0" extending to 11'9" max



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

Bathroom



Fitted with a contemporary suite comprising of a low level WC, washbasin set into vanity unit and P shaped bath with mains shower over, chrome ladder style radiator and a Skylight window.

Outside



There is a forecourt area to the front and to the rear a generous courtyard.

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 Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

Important Notice Part 2

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.

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

Opening Times

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

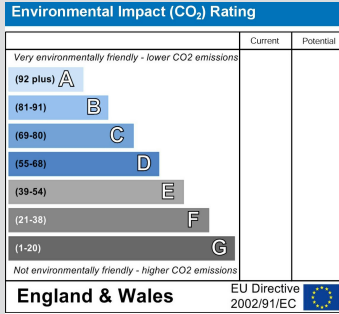
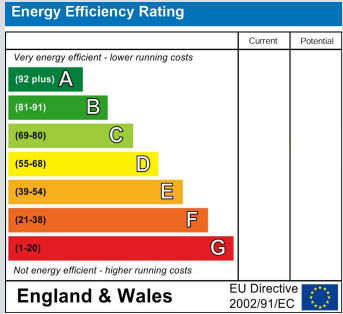
Ombudsman

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

Visit www.peterheron.co.uk 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



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

