







peterh
sales



An attractive three-bedroom semi-detached home, ideally positioned within this ever-popular residential area and offered with immediate vacant possession and no upper chain involved.

The well-proportioned accommodation comprises an entrance hall with staircase to the first floor, two generous reception rooms and a fitted kitchen. To the first floor there are three bedrooms together with a modern shower room/WC.

Externally, the property benefits from superb, beautifully maintained gardens to both the front and rear, along with a driveway providing off-street parking and a garage.

Occupying a popular and convenient location, the property is well placed for a range of local amenities, shops and schools, while excellent transport links provide easy access to Sunderland and the surrounding areas.

Early viewing is highly recommended to appreciate the accommodation, gardens and location on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Hall



Radiator and stairs to first floor with storage under.

Lounge



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

Dining Room



Double glazed window to rear and radiator.

Kitchen



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer

with mixer tap. Space for an oven, fridge freezer, washing machine and tumble dryer. Radiator, two seater breakfast bar, two double glazed windows and UPVC door to rear.

First Floor Landing



Double glazed window to side and access point to loft.

Bedroom 1



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

Bedroom 2



Double glazed window to rear, storage cupboard, built in mirrored fronted sliding door wardrobes and radiator.

Bedroom 3



Double glazed window to front and radiator.

Shower Room



Shower cubicle, low level wc and wash basin set into vanity unit. Radiator and two double glazed windows to rear.

Outside



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MAIN ROOMS AND DIMENSIONS

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 - 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

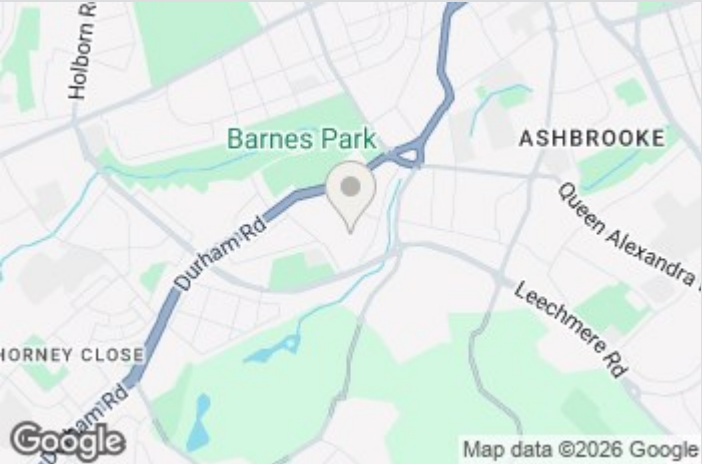
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

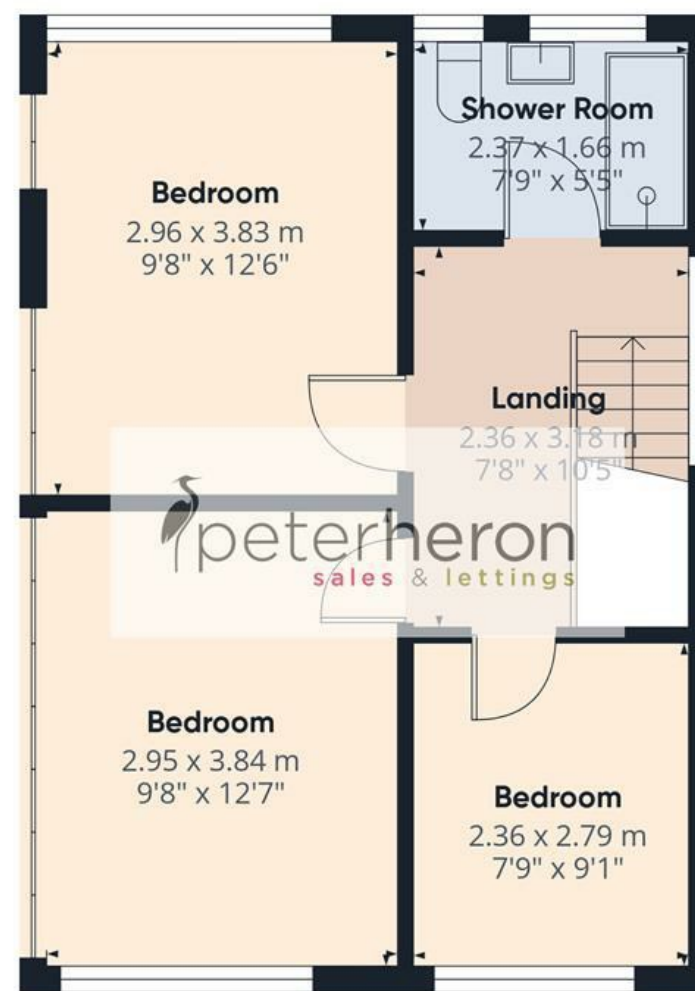
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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Ground Floor



First Floor

Approximate total area⁽¹⁾

99.9 m²

1077 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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