









A neatly presented three bedroom terrace home with a driveway and an attractive rear garden, is ideally situated in Pallion, close to amenities including shops and schools as well as Sunderland Royal Hospital. Available with no upward chain, internally the accommodation includes an entrance porch, lobby with staircase to the first floor, lounge, breakfast kitchen, sun room, three first floor bedrooms and a bathroom. This convenient location provides easy access into the City centre and offers transport links to surrounding areas. Immediate internal inspection highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Porch

Double glazed windows to the front and side.

Hallway



Staircase to the first floor and door to lounge.

Lounge 13'9" x 10'10"



2x double glazed windows to the rear overlooking the garden, radiator and built in storage cupboard.

Kitchen 8'11" x 14'1"



Fitted with wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances

include an electric oven and hob. Double glazed window to front, radiator and glazed door to sun room.

Sun Room 8'5" x 7'6"



Double glazed windows to the side and rear overlooking the garden and a double glazed door leading out to the garden.

First Floor Landing

Double glazed window to the front, radiator and airing cupboard housing central heating boiler.

Bedroom 1 10'11" x 7'6"



2x double glazed windows to rear and radiator.

Bedroom 2 11'9" x 7'6"



Double glazed window to rear and radiator.

Bedroom 3 8'0" x 6'3"



Double glazed window and radiator.

Bathroom



Low level WC, washbasin and bath with electric shower over, double glazed window.

Outside



Paved garden to the front with driveway, whilst to the rear a lawned garden with patio area.

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

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

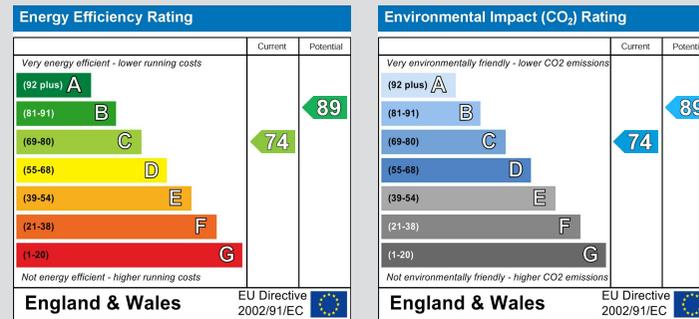
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

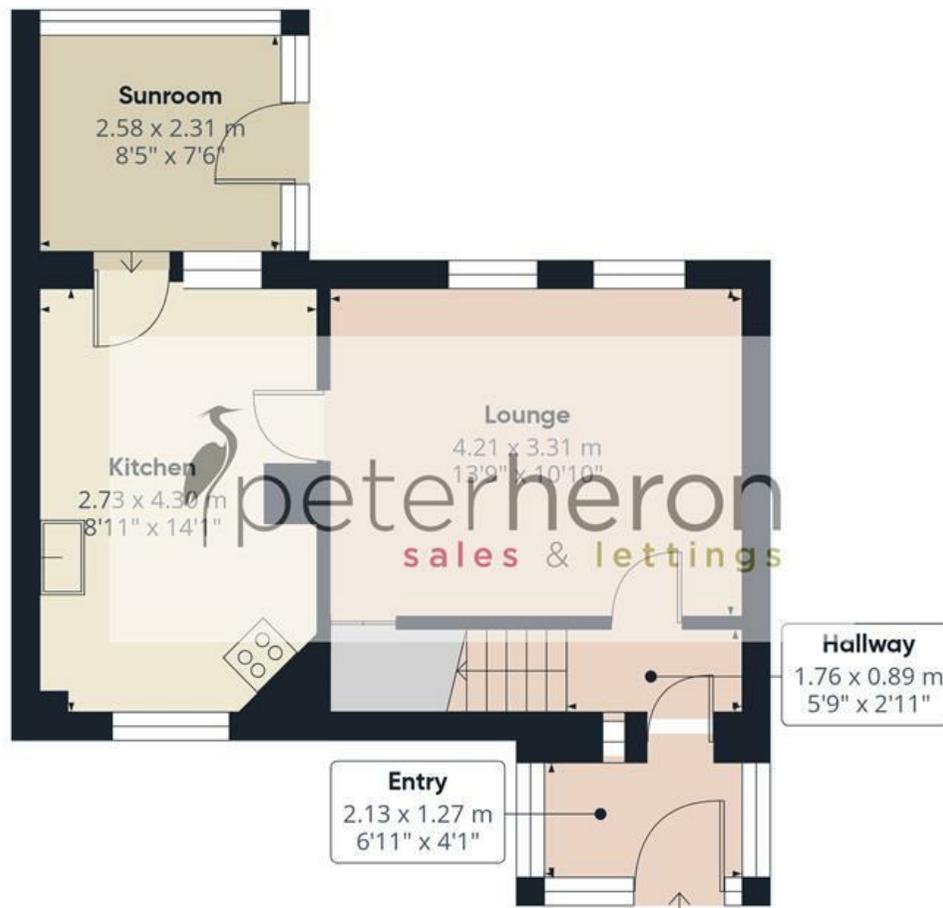
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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



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Ground Floor



First Floor



Approximate total area⁽¹⁾

64.9 m²

699 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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