





GOD CAN  
TURN  
AROUND  
ANY  
SITUATION!  
- TOMMY LEE





A delightful three bedroom mid terrace house, situated at the desirable top end of Cleveland Road, off Etrick Grove. Internally on the ground floor there is a hall with staircase to the first floor, two well-proportioned reception rooms and a breakfast room that connects through to a fitted kitchen. On the first floor there are three bedrooms and a family bathroom/wc. Externally there is a courtyard to the rear with an electric roller shutter access door. This location provides convenient access to local amenities, shops and schools as well as to Sunderland Royal Hospital and to transport connections. Viewing highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door into the reception hall.

### Reception Hall



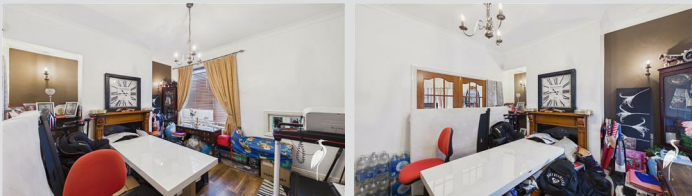
Stairs to first floor, storage cupboard and a radiator.

### Lounge 12'3" x 11'4"



Double glazed bay window to the front, double radiator, feature fireplace and wooden glass panelled doors into the living room.

### Living Room 12'1" x 11'8"



Double glazed window to the rear, double radiator and a feature fireplace.

### Rear Lobby

### Breakfast Room 10'0" x 8'6"



Providing space for an additional fridge freezer and tumble dryer, double glazed windows and UPVC door to the rear, double radiator and open plan to the kitchen.

### Kitchen 9'10" x 7'10"



Range of wall and base units with countertops over incorporating a 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, hobs and extractor fan, dishwasher and fridge freezer. Space for a washing machine. Double glazed window to rear.

### First Floor Landing

Landing with access point to loft and doors to the three bedrooms and bathroom.

### Bedroom 1 12'4" x 9'11"



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

### Bedroom 2 10'5" x 11'3"



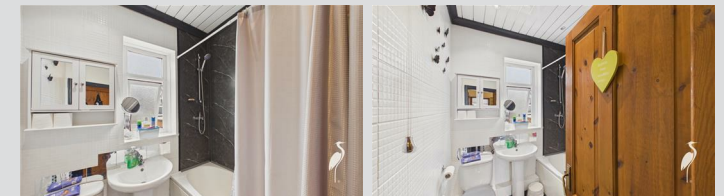
Double glazed window to the rear, built in mirror fronted wardrobes and a radiator.

### Bedroom 3 7'3" x 6'5"



Double glazed window to the front and a radiator.

### Bathroom



Low level WC, wash hand basin, bath with overhead shower, radiator, chrome heated towel rail and a double glazed window.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Low maintenance courtyard with an electric roller shutter and covered car port providing off street parking.

### Council Tax Band

The Council Tax Band is Band B.

### 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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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

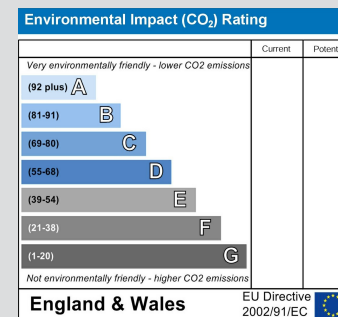
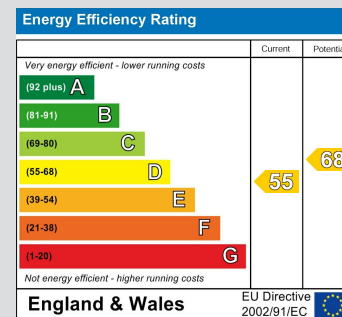
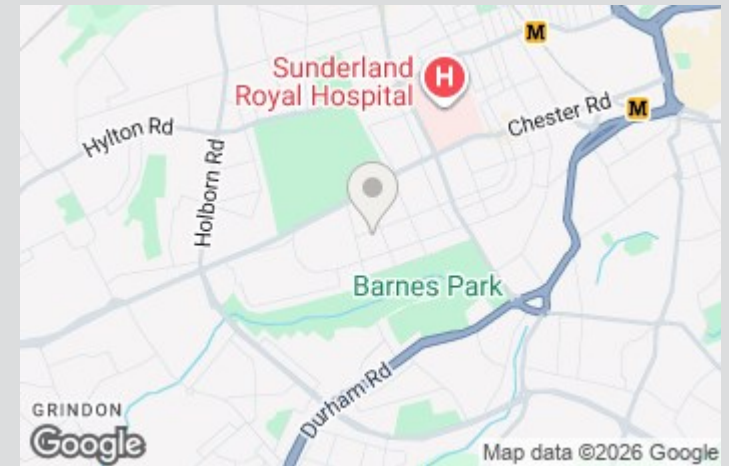
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

### Opening Times

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

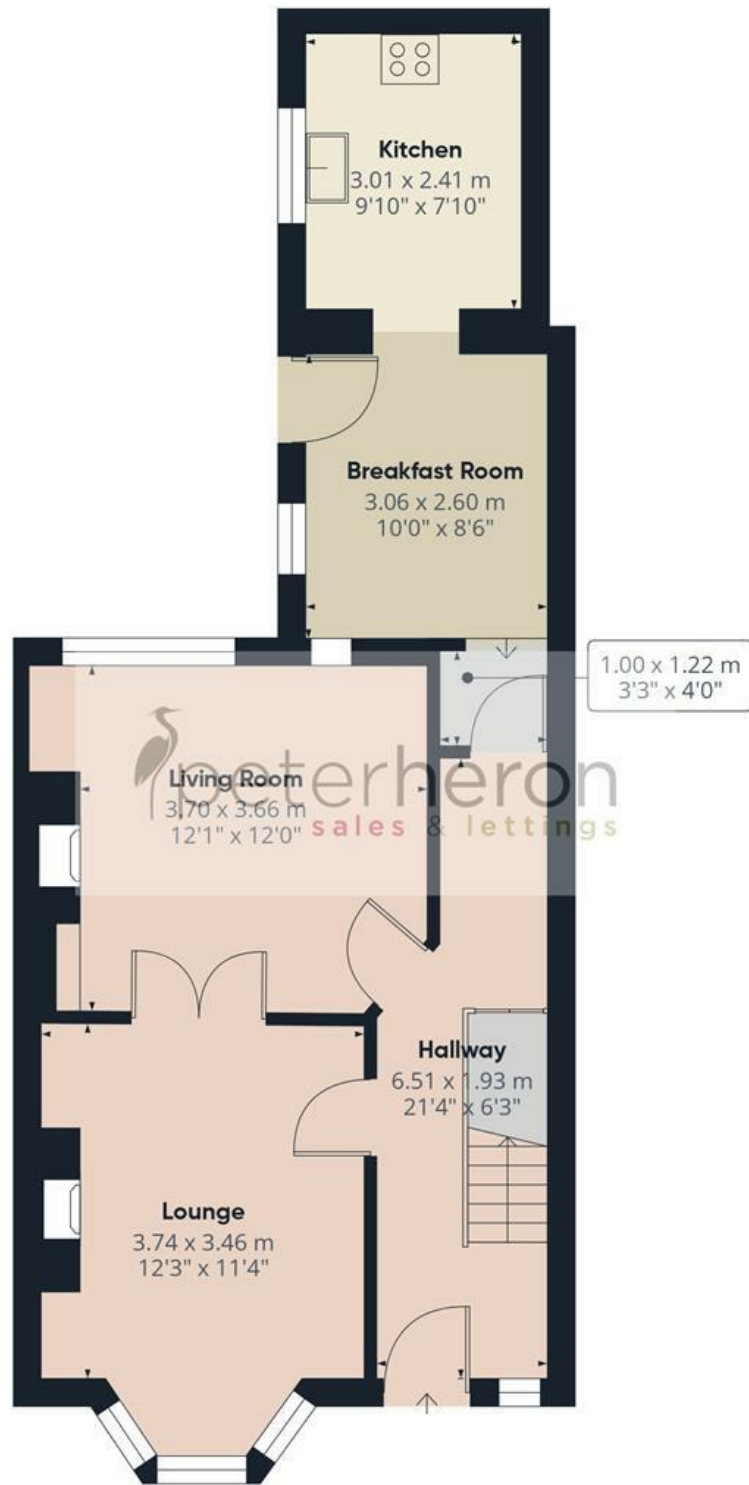
### Ombudsman

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



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**First Floor**

**Approximate total area<sup>(1)</sup>**

90 m<sup>2</sup>  
969 ft<sup>2</sup>

(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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