









A modern end of terrace house, occupying an attractive corner plot, situated within this popular and location, available with immediate vacant possession and no upper chain involved. Internally the accommodation on the ground floor includes a hall with a staircase to the first floor and a cloakroom/wc, there is a lounge to the rear with glazed door to the garden and to the front and a breakfasting kitchen. To the first floor there are three bedrooms and a bathroom/wc. Externally there is a small garden to the front and a lawned garden to the rear with gated access. The property benefits from double glazed windows and gas central heating to radiators. This ideal location provides easy access to local amenities, Sunderland Royal Hospital and Sunderland City Centre as well as offering excellent transport links. Early viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Hall



Radiator and staircase to first floor.

Cloakroom/WC



Low level WC and mini washbasin, radiator.

Lounge 11'1" x 13'7"



Double glazed door to rear garden, double glazed window to rear and radiator.

Breakfasting Kitchen 15'0" x 7'3"



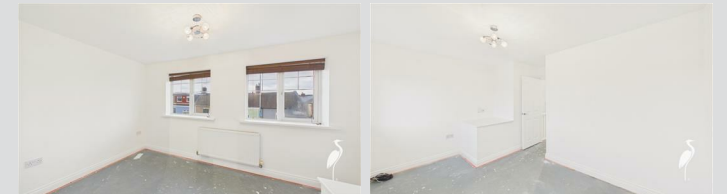
Fitted with wall and base units work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include oven and hob, space for fridge freezer and washing machine, radiator and double glazed window to front.

First Floor Landing



Radiator.

Bedroom 1 8'10" x 13'8"



2x double glazed windows to front and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 11'3" x 7'3"



Double glazed window to rear and radiator.

Bedroom 3 8'2" x 6'1"



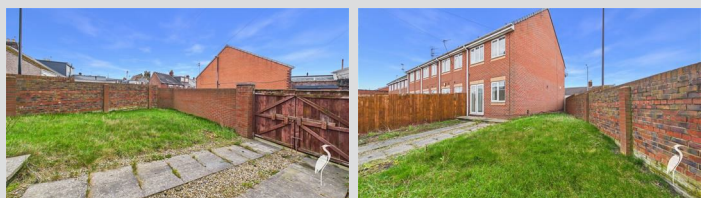
Double glazed window to rear and radiator.

Bathroom



Low level WC, pedestal washbasin and panel bath with shower attachment, radiator.

Outside



Lawned garden to the rear with gated access.

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

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

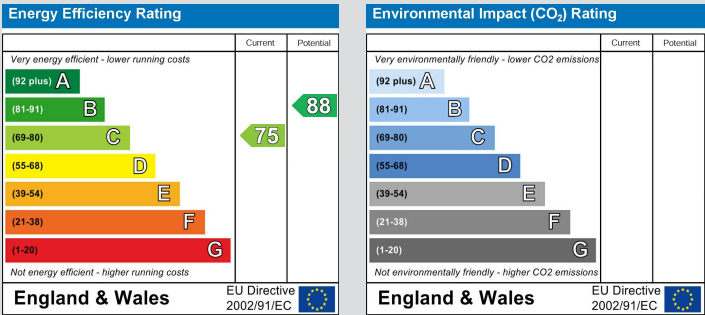
Ombudsman

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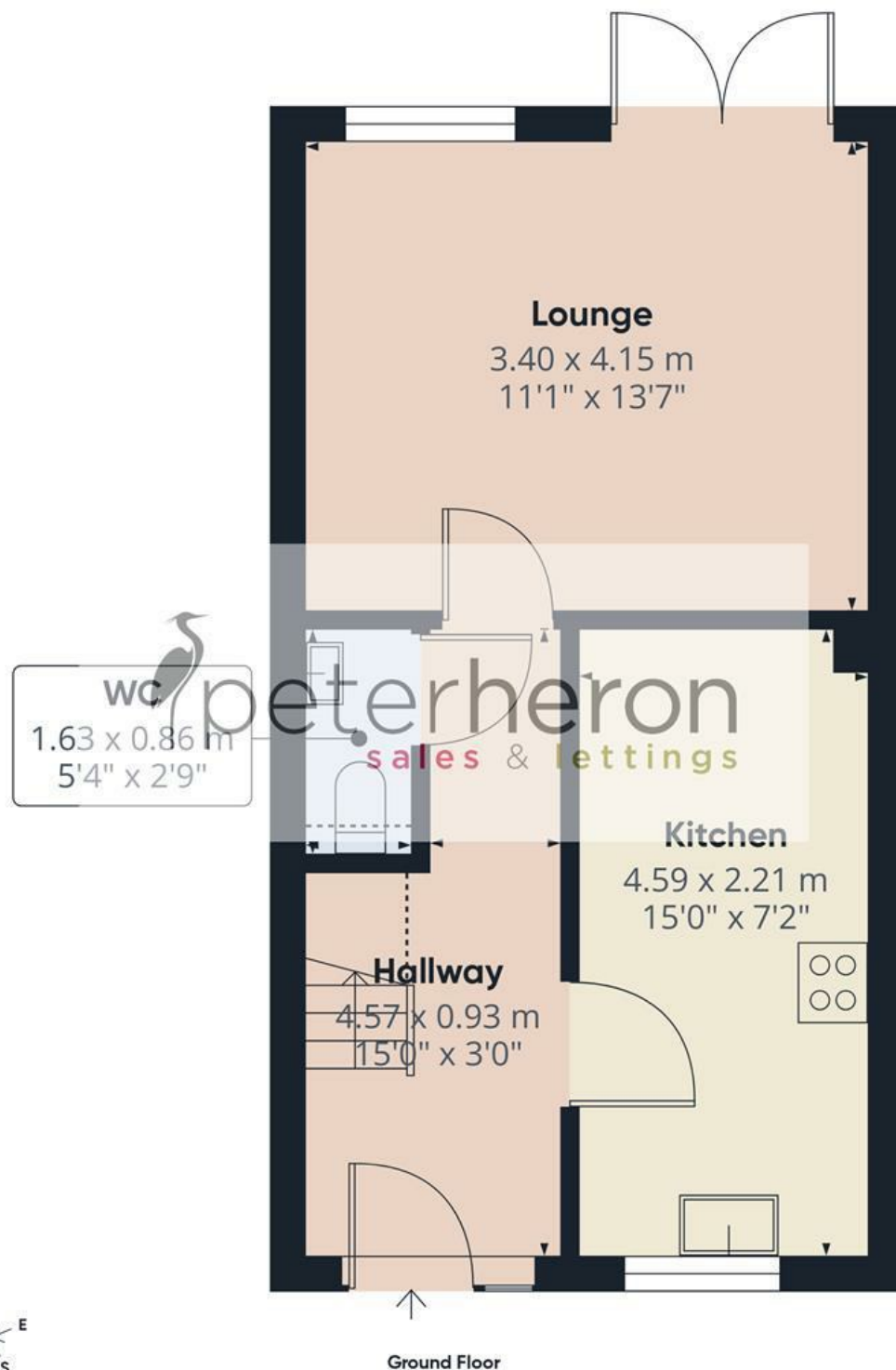
MAIN ROOMS AND DIMENSIONS

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



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Approximate total area⁽¹⁾

63.5 m²

684 ft²

Reduced headroom

1.1 m²

11 ft²

(1) Excluding balconies and terraces.

Reduced headroom

Below 1.5 m/5 ft

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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