









An attractive three bedroom semi-detached house, providing spacious accommodation within the ever popular Hastings Hill. Internally briefly comprising of an entrance porch, hall with staircase to the first floor, lounge opening through to dining room, modern breakfasting kitchen, utility room (accessed via the garage), three first floor bedrooms and a contemporary shower room. Externally there is a garden to the front with a driveway, a garage and to the rear there is a delightful garden with patio seating area. This convenient area is well placed for local amenities as well as connections to Sunderland City Centre and major road links including the A19. With no upper chain involved, we highly advise viewing as matter of urgency to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

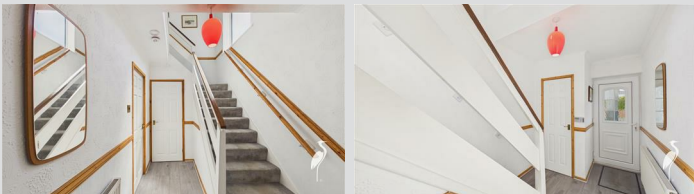
Ground Floor

Access via UPVC entrance door into

Entrance Porch

UPVC inner door to hall.

Reception Hall



Radiator, storage cupboard, and stairs leading to the first floor.

Lounge 12'4" x 13'1"



Double glazed window to the front elevation, double radiator, feature fireplace and open plan access into the dining room.

Dining Room 8'2" x 10'5"



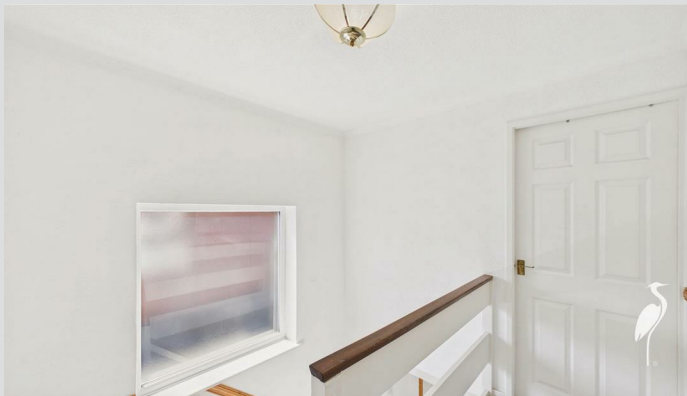
UPVC double glazed French patio doors opening onto the rear garden and double radiator.

Breakfasting Kitchen 14'1" x 9'3"



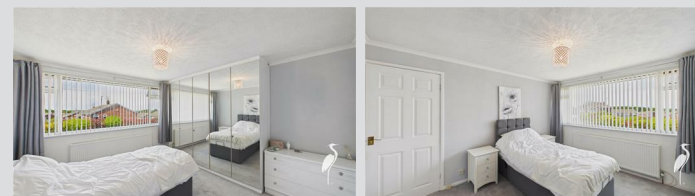
Fitted with a range of wall and base units with worktops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hob and extractor hood, plus low-level fridge. Double radiator, pantry cupboard, double glazed window to the rear elevation, and door providing access to the garage leading through to utility room.

First Floor Landing



Double glazed window to the side elevation and access point to loft.

Bedroom 1 12'7" x 11'6"



Double glazed window to the front elevation, radiator and built-in mirrored fronted wardrobes.

Bedroom 2 8'10" x 11'2"



Double glazed window to the rear elevation and radiator.

Bedroom 3 7'5" x 8'0"



Double glazed window to the front elevation and radiator.

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Shower Room



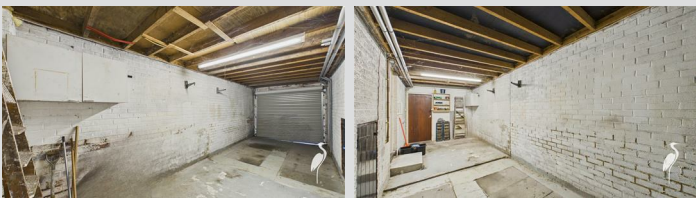
Modern suite comprising dual-head waterfall shower cubicle and vanity unit incorporating a low level WC and hand wash basin. Chrome heated towel rail and double glazed window to the rear elevation.

Outside



Lawned garden to the front with block paved driveway leading to attached garage whilst to the rear an attractive garden with patio seating area.

Garage 26'2" x 7'11"



Spacious garage accessed from the front via roller shutter door and an internal door leading to the utility room.

Utility Room 15'5" x 7'4"



Double glazed window, UPVC door to the rear garden, and radiator. Housing the wall mounted Baxi boiler and providing space for a washing machine, tumble dryer, and fridge freezer.

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.

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Fawcett Street Viewings

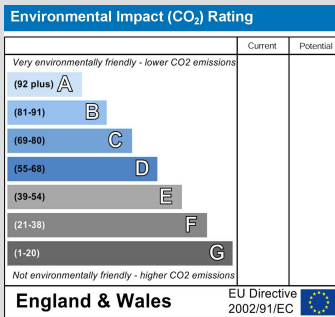
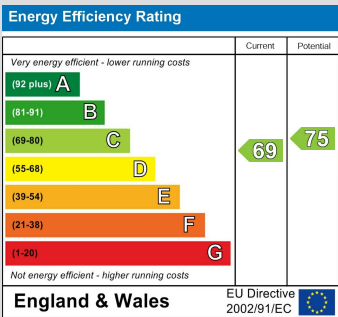
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

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Approximate total area⁽¹⁾

109.6 m²

1179 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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