



A well presented and spacious three bedroom mid terraced home, situated within this ever popular area. Internally the accommodation on the ground floor includes an entrance hall, lounge, contemporary kitchen/diner, three first floor bedrooms and spacious modern bathroom/wc. Externally there are gardens to the front and rear along with a driveway. This location provides easy access to local amenities, shops and schools as well as offering links to Sunderland City Centre, Sunderland Royal Hospital and transport connections including the Northern Spire Bridge and A19. Early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall

Stairs to first floor and door to lounge.

Lounge 13'11" x 14'2"



Double glazed bay window to front, double radiator and storage cupboard. Door to Kitchen/Diner.

Kitchen/Diner 19'1" x 9'0"



Range of wall and base units with countertops over incorporating a dual bowl sink and drainer unit with mixer tap. Integrated oven with gas hob and hood. Space provided for an American style fridge freezer and dishwasher. Two double glazed windows and Composite door to rear. Double radiator and utility cupboard housing washer/dryer.

First Floor Landing

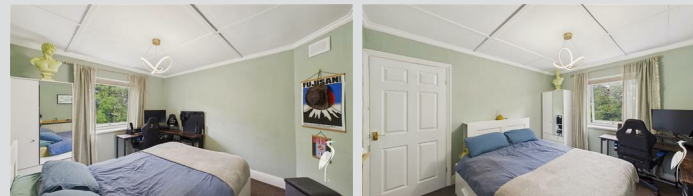


Bedroom 1 9'11" x 10'10"



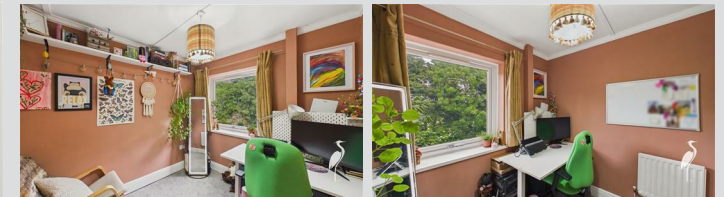
Double glazed window to front, built in wardrobes and radiator.

Bedroom 2 10'7" x 12'5"



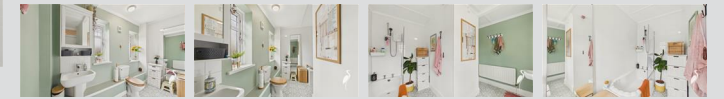
Double glazed window to rear and radiator.

Bedroom 3 8'2" x 9'1"



Double glazed window to rear and radiator.

Bathroom



Low level WC, washbasin and bath with shower over, two double glazed windows to rear and radiator.

Outside



Good sized low maintenance garden to the rear whilst to the front a garden with driveway providing off street parking.

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

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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MAIN ROOMS AND DIMENSIONS

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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

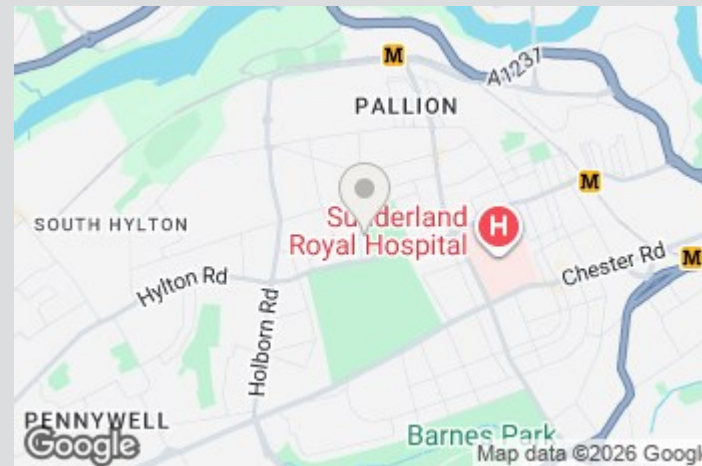
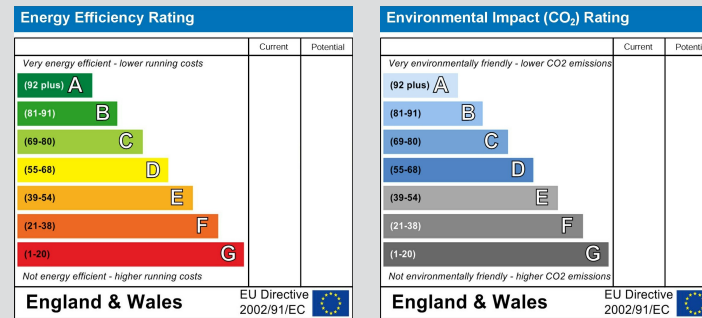
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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Approximate total area⁽¹⁾

82.8 m²
890 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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