









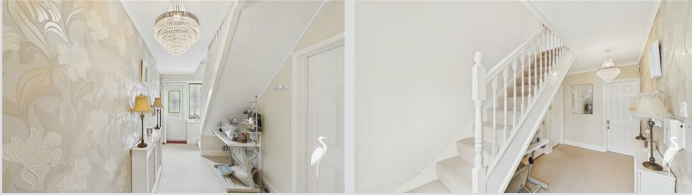
An attractive four bedroom semi detached home with spacious rear gardens, situated within this popular and convenient residential area. The neatly presented internal accommodation includes a hall, lounge, dining room, kitchen, outhouse, cloakroom/WC, four well proportioned first floor bedrooms and modern bathroom/WC. Ideally located for easy access to local amenities, shops and schools as well as offering good links to Sunderland City Centre, Doxford International Business Park and major road connections including the A19. Available with immediate vacant possession and no upper chain involved, early viewing highly recommended to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Entrance Hall



Stairs to first floor and radiator.

## Lounge



Double glazed bay window to front and UPVC French patio doors to rear. Radiator and feature fireplace.

## Dining Room



Double glazed bay window to front, radiator and feature fireplace.

## Kitchen



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hobs and hood. Space provided for a fridge freezer, washing machine and tumble dryer. Radiator, two double glazed windows to rear and UPVC door to outhouse.

## Outhouse



Two UPVC doors to front and rear gardens.

## Cloakroom/WC



Low level WC, double glazed window to rear.

## First Floor Landing



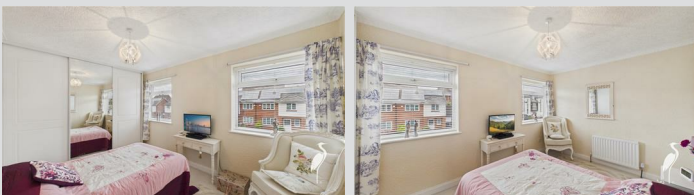
Access point to loft.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **01915103323**

**Tried. Trusted. Recommended.** City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

## Bedroom 1



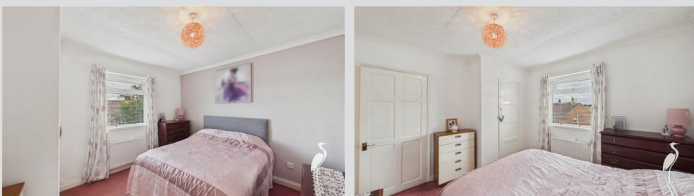
Two double glazed windows to front, built in mirrored fronted sliding door wardrobes and radiator.

## Bedroom 2



Double glazed window rear, storage cupboard and radiator.

## Bedroom 3



Double glazed window rear, storage cupboard and radiator.

## Bedroom 4



Double glazed window front, built in mirrored fronted sliding door wardrobes and radiator.

## Bathroom



Low level WC and washbasin vanity unit, bath with shower over, double glazed window to rear and radiator.

## Outside



Low maintenance garden to the front whilst to the rear a generously sized garden laid mainly to lawn with paved areas.

## 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:- 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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

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](http://peterheron.co.uk)

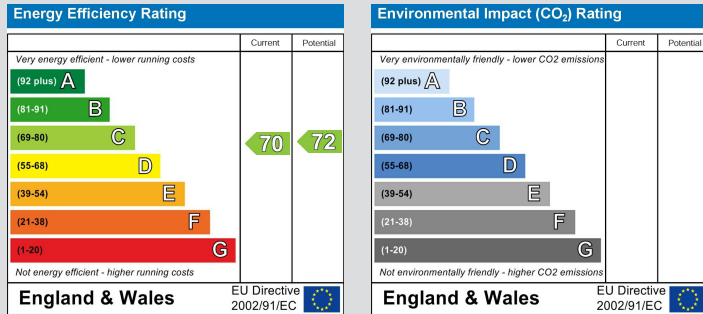
# MAIN ROOMS AND DIMENSIONS

## Opening Times

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

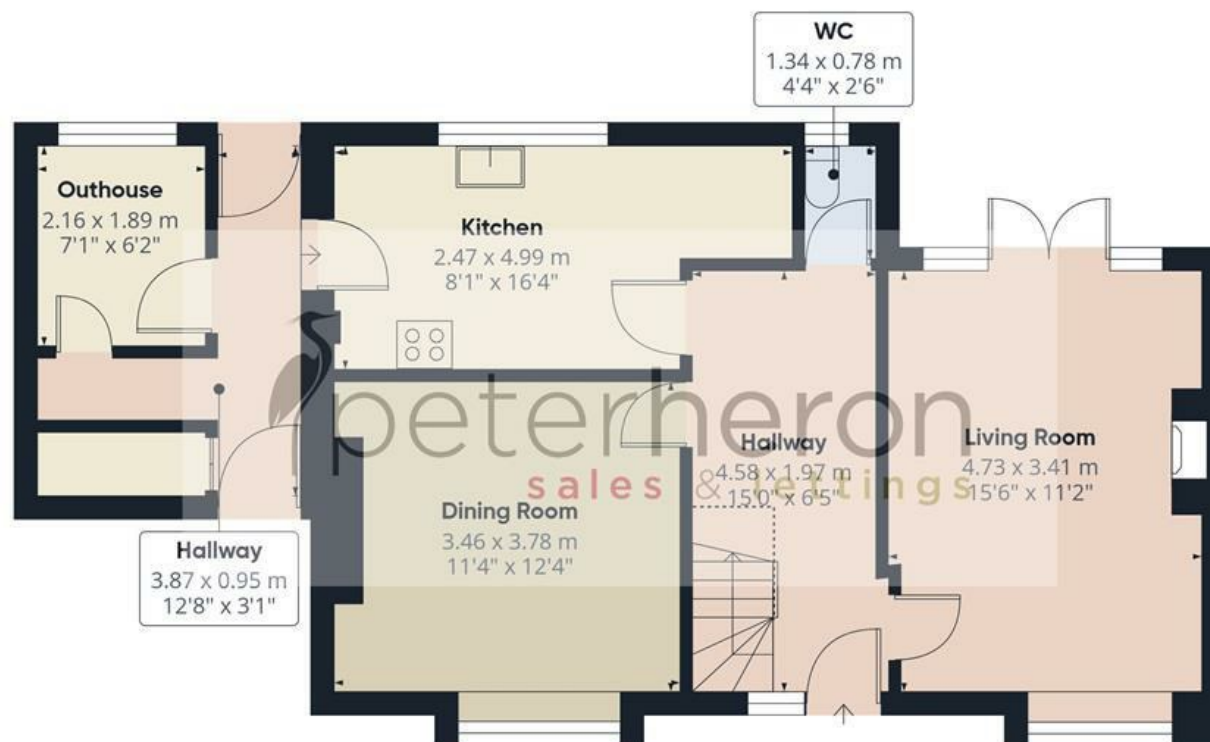
## Ombudsman

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

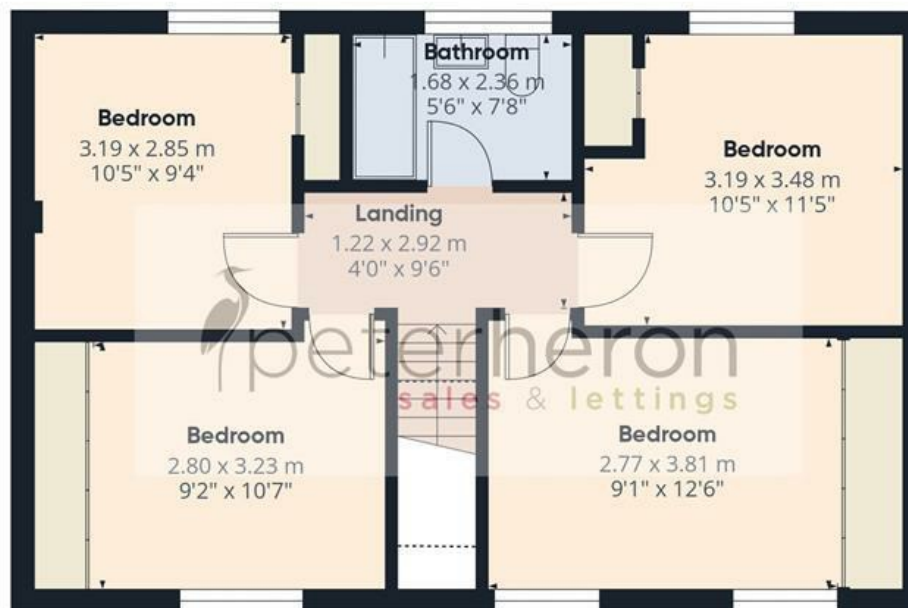


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Ground Floor



First Floor

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

114.1 m<sup>2</sup>

1228 ft<sup>2</sup>

**Reduced headroom**

1 m<sup>2</sup>

11 ft<sup>2</sup>

(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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