









This superb three bedroom mid link villa offers well presented accommodation perfect for first time buyers and families alike. Internally the accommodation comprises entrance hall, lounge, living room opening through to modern fitted kitchen, ground floor WC, three first floor bedrooms and a contemporary bathroom. Externally there are attractive gardens to the front and rear along with a garage in nearby block. This convenient location is well placed for local amenities, shops and schools as well as being ideal for Sunderland City Centre, Sunderland Royal Hospital and transport links including Millfield Metro Station. Viewing essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door to entrance porch.

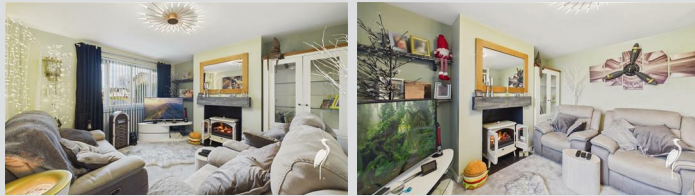
Entrance Porch

Door to entrance hall.

Entrance Hall

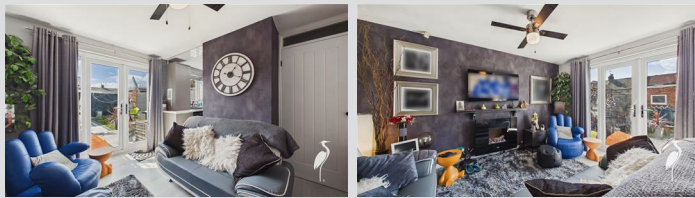
Staircase to the first floor with understairs storage and radiator.

Lounge



Double glazed window to the front and radiator.

Living Room



Double glazed French door to the rear garden, radiator and feature electric fire. Opening into kitchen.

Kitchen



Fitted with modern wall and base units with marble effect

work surface over incorporating 1 1/2 bowl sink and drainer unit with mixer tap. Integrated oven and electric hob with extractor fan over, space for a washing machine and a fridge freezer. Double glazed window to the rear, UPVC lined ceiling, tiled walls and floor and wall mounted boiler concealed by cupboard.

Ground Floor WC



Low level WC and washbasin with cupboards under.

First Floor Landing

Access point to loft and storage cupboard.

Bedroom 1



Double glazed window to the front and radiator.

Bedroom 2



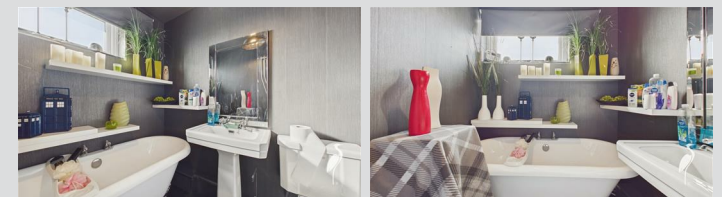
Double glazed window to the rear, radiator and fitted wardrobes.

Bedroom 3



Double glazed window to the front and radiator.

Bathroom



Low level WC, washbasin and free standing bath, column radiator and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



Attractive gardens to the front and rear along with outhouse. The garage is located in a nearby block.

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

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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

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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

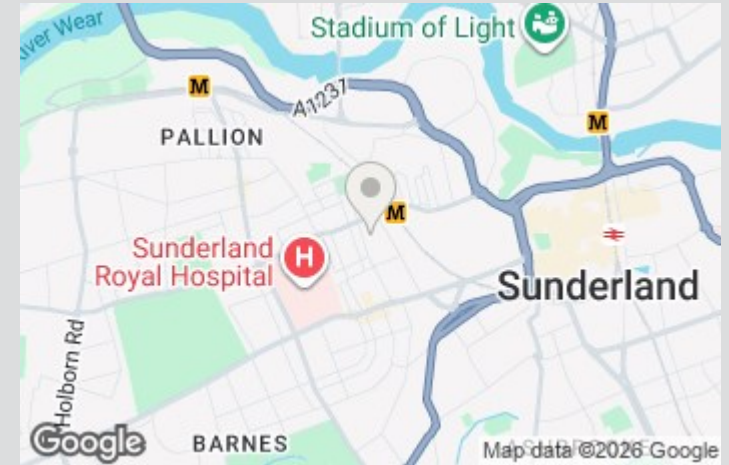
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.

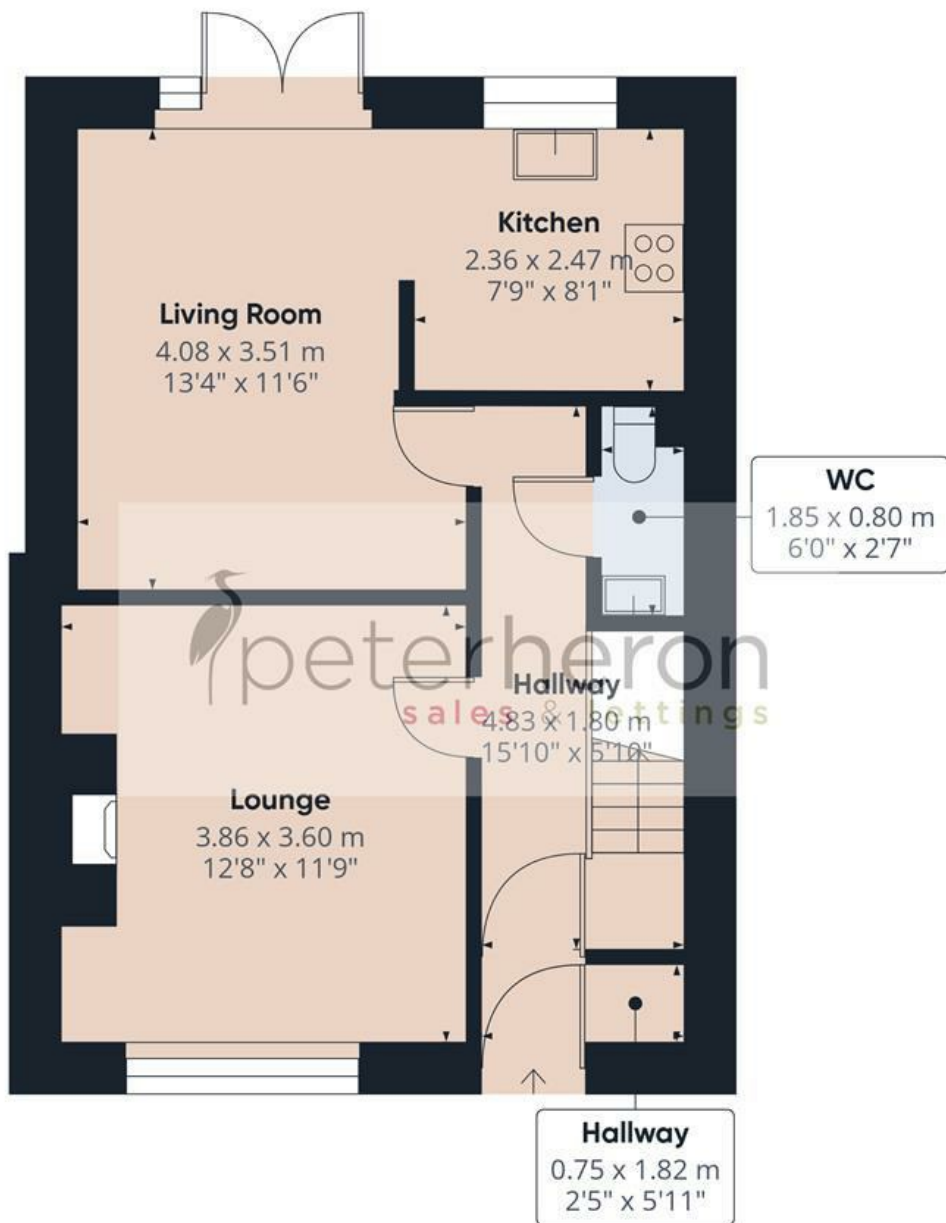


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Ground Floor



First Floor

Approximate total area⁽¹⁾

83.6 m²
900 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.