









A superb three bedroom semi-detached house, occupying delightful position within this attractive development. Internally the accommodation to the ground floor includes a hall with staircase to the first floor, lounge with French doors to the rear garden, a kitchen / diner and a cloakroom/wc. On the first floor there are three bedrooms and a bathroom/wc. Externally there is a small garden to the front with a driveway and to the rear a delightful garden with a lawn and paved patio area. This convenient location provides easy access to a range of local amenities and is ideally placed for commuting to Doxford International Business Park, Sunderland City Centre and the A19. Early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via composite entrance door.

Entrance Lobby



Radiator, stairs to first floor and door to kitchen/diner

Lounge 13'6" x 10'11"



Double glazed window and UPVC French patio doors to rear. Radiator.

Kitchen/Diner 10'2" x 16'0"



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 gas hobs and extractor. Space provided for a fridge freezer and washing

machine. Double glazed windows to front and side, storage cupboard, radiator and door to WC.

Cloakroom/WC



Low level WC and washbasin.

First Floor Landing



Radiator and access point to loft.

Bedroom 1 13'7" x 8'2"



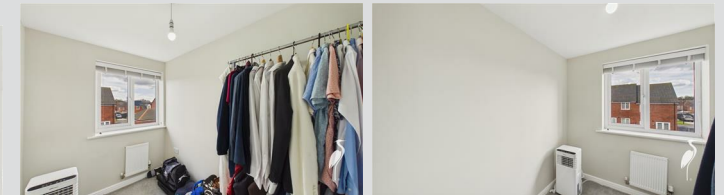
2x double glazed windows to front and radiator.

Bedroom 2 7'2" x 12'4"



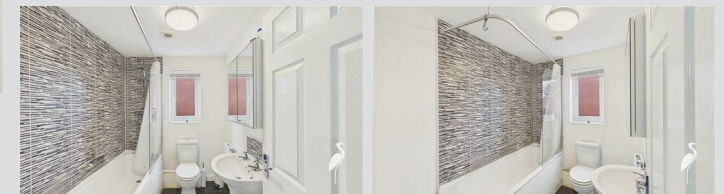
Double glazed window to rear and radiator.

Bedroom 3 6'1" x 8'11"



Double glazed window to rear and radiator.

Bathroom



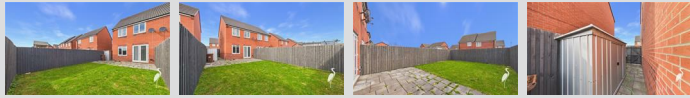
Low level WC, washbasin and bath with shower over, radiator and double glazed window to side.

Visit www.peterheron.co.uk or call 0191 510 3323

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

MAIN ROOMS AND DIMENSIONS

Outside



Convenient, well sized rear garden laid mainly to lawn with a block paved area benefitting from a side gate to access front and a shed. Low maintenance front garden with a driveway providing off street parking.

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.

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

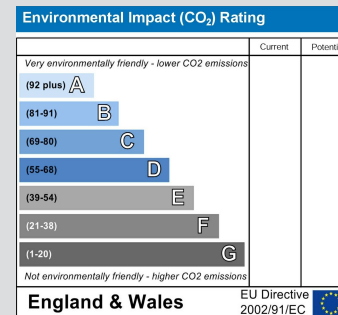
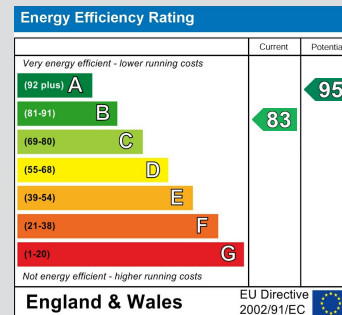
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

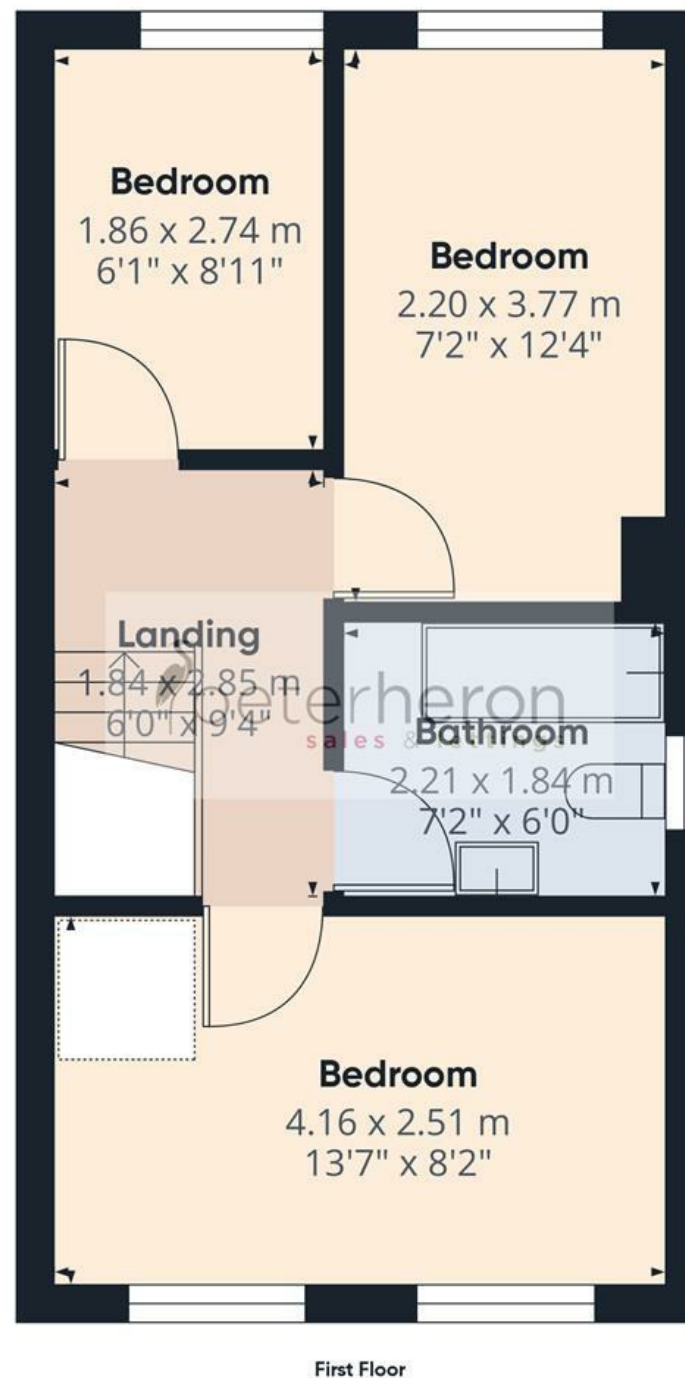
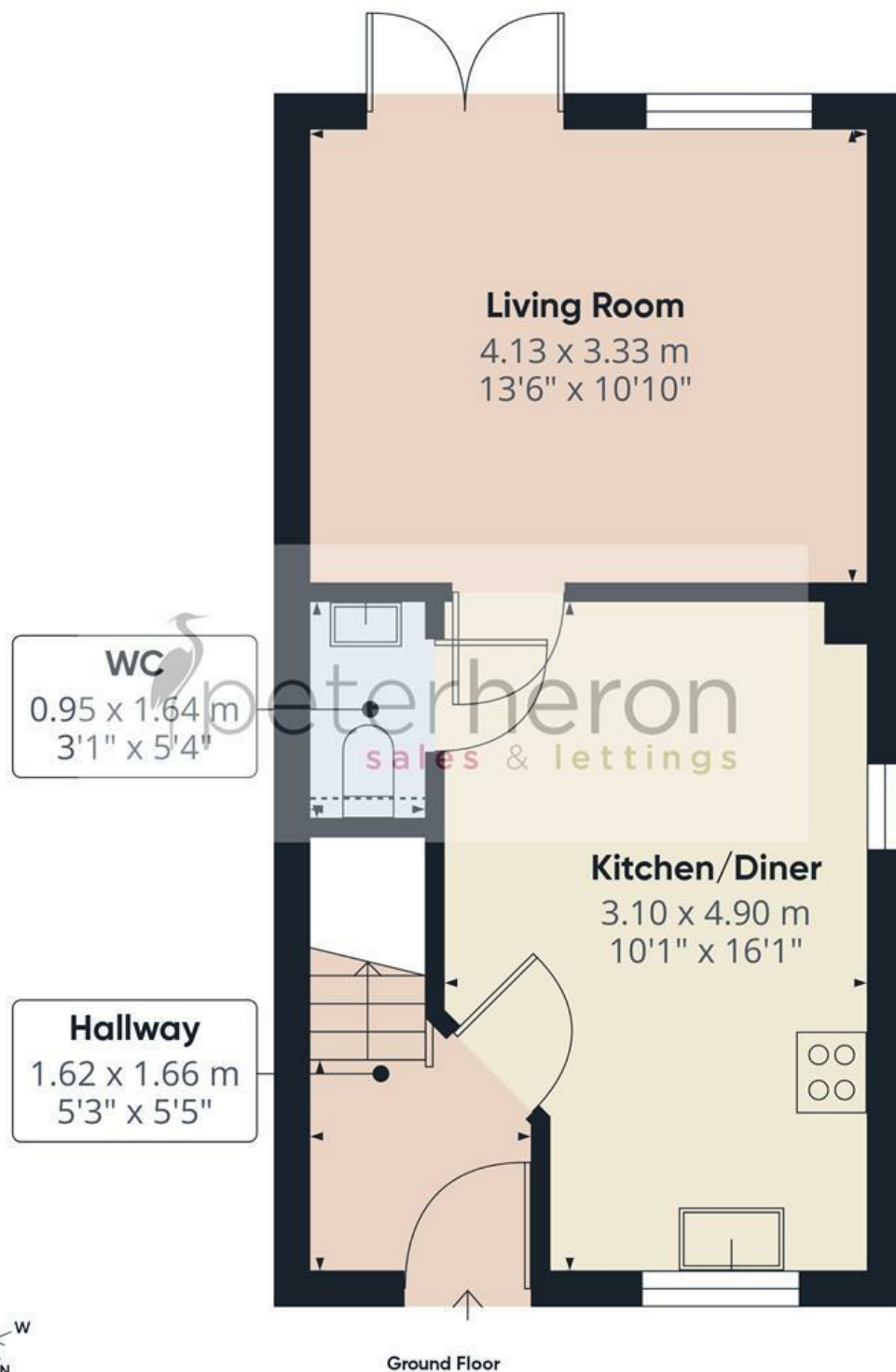
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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



Visit www.peterheron.co.uk or call 0191 510 3323



Approximate total area⁽¹⁾

65.1 m²

701 ft²

Reduced headroom

0.1 m²

1 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.

GIRAFFE360

