









An attractive three bedroom town house, providing deceptively spacious accommodation within this ever popular residential area, available with immediate vacant possession and no upper chain involved. The internal accommodation on the ground floor briefly includes an entrance hall with staircase to the first floor, a generous dining kitchen, a lobby and a cloakroom/wc. To the first floor there is a lounge, featuring French doors with a Juliet balcony and a principle bedroom with an en-suite shower room/wc. To the top floor there are two further well-proportioned bedrooms and a family bathroom/WC. Externally there is a driveway to the front, an integral garage and a low maintenance garden to the rear. 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. Early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

### Entrance Hall



Staircase to first floor, built in cupboard and radiator. Door to kitchen.

### Dining Kitchen



Incorporating kitchen and dining area with fitted seating.

### Kitchen



Wall and base units with work surfaces over incorporating 1 1/2 bowl sink unit, integrated appliances oven and hob, space for fridge freezer and washing machine, double glazed window to rear and door to rear lobby.

### Rear Lobby



Radiator, wall mounted boiler and door to cloakroom/WC. Door to garage and double glazed door to garden.

### Cloakroom/WC



Low level WC and washbasin, radiator and double glazed window.

### First Floor Landing



Tall double glazed window to front. Built in storage cupboard. Doors to lounge and bedroom. Staircase continues to the second floor.

# MAIN ROOMS AND DIMENSIONS

## Lounge



Double glazed French door to front balcony and radiator.

## Bedroom 1



Two double glazed windows to rear and radiator. Door to en-suite.

## En-Suite Shower Room



Low level WC, pedestal washbasin and step in shower cubicle, radiator and double glazed window.

## Second Floor Landing



Tall double glazed window to front. Radiator. Doors to bedrooms and bathroom.

## Bedroom 2



Double glazed window to rear and radiator.

## Bedroom 3



Double glazed window to front and radiator.

## Bathroom



Low level WC, pedestal washbasin and panel bath, radiator and double glazed window.

## Outside



Small gravelled garden area with a driveway providing off street parking leading to integral garage with up and over access door and internal door to rear lobby. To the rear of the property there is a low maintenance garden, artificial grass patio and gravelled area.

## 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.

# MAIN ROOMS AND DIMENSIONS

## Important Notice - Particulars

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## Fawcett Street Viewings

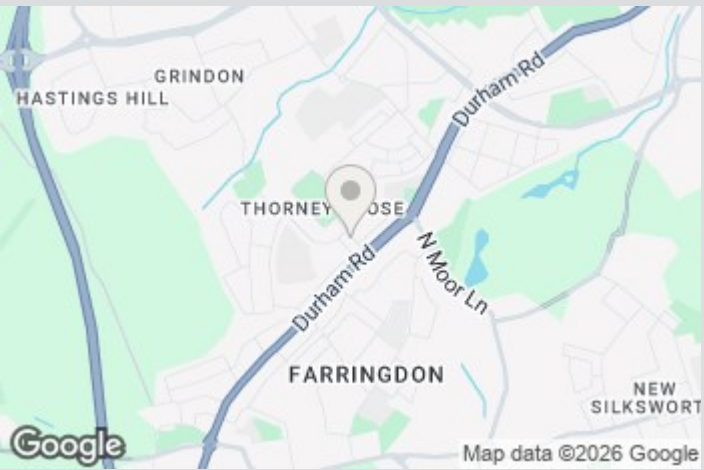
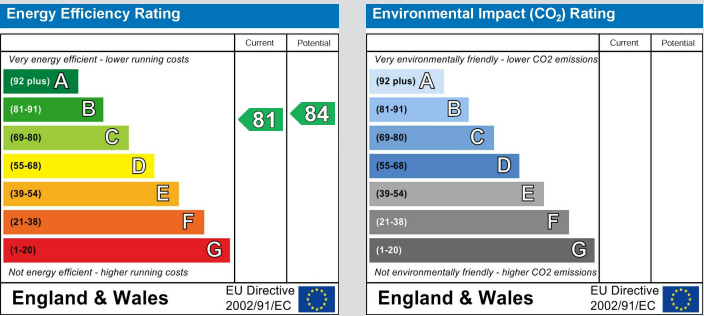
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

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Ground Floor



First Floor



Second Floor

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

111.7 m<sup>2</sup>

1201 ft<sup>2</sup>

Reduced headroom

1.3 m<sup>2</sup>

14 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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