









A spacious three bedroom mid terrace home, enjoying a most convenient location on the periphery of the city centre. Internally the accommodation comprises reception hall, lounge, dining room, kitchen, three first floor bedrooms and a bathroom. Externally there is a courtyard to the rear with roller shutter access door. Available with no upper chain involved, we highly recommend early viewing to appreciate the great potential this property has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Vestibule

Inner door to hall.

Reception Hall

Staircase to the first floor with understair storage cupboard x2 and radiator.

Lounge 13'8" x 16'1"



Single glazed bay window to the front, radiator, feature fireplace and double doors to the dining room.

Dining Room 13'8" x 12'7"



Double glazed door to the rear garden, storage cupboard x2, feature fireplace and radiator. Door to kitchen.

Kitchen 19'9" x 5'2"



Fitted with modern wall and base units with work surface over incorporating a stainless steel sink and drainer unit, space for oven, hob, washing machine and fridge freezer. Boiler concealed by cupboard 2x double glazed windows and radiator.

First Floor Landing

Window and access point to loft.

Bedroom 1 13'9" x 12'11"



Window to the rear, radiator, fireplace and storage cupboard.

Bedroom 2 13'10" x 11'9"



Window to the front, radiator and storage cupboard.

Bedroom 3 10'3" x 7'3"



Window to front, radiator and storage cupboard.

MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, pedestal washbasin and bath with electric shower, radiator and single glazed window.

Outside



Low maintenance courtyard to the rear with roller shutter access door.

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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Fawcett Street Viewings

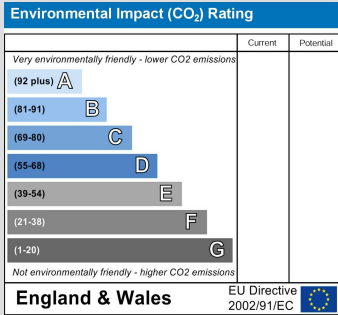
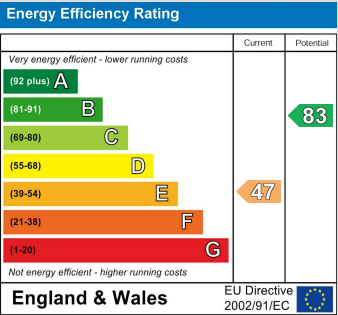
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

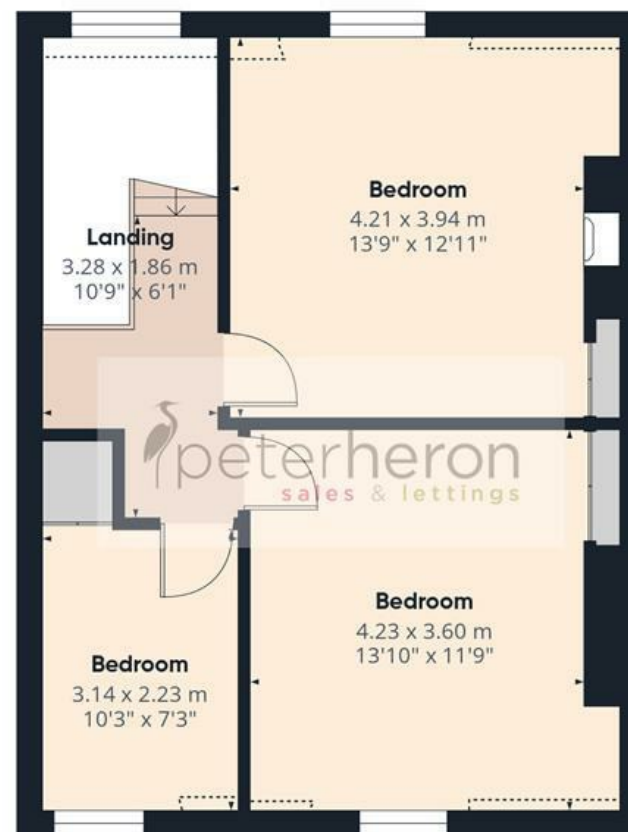
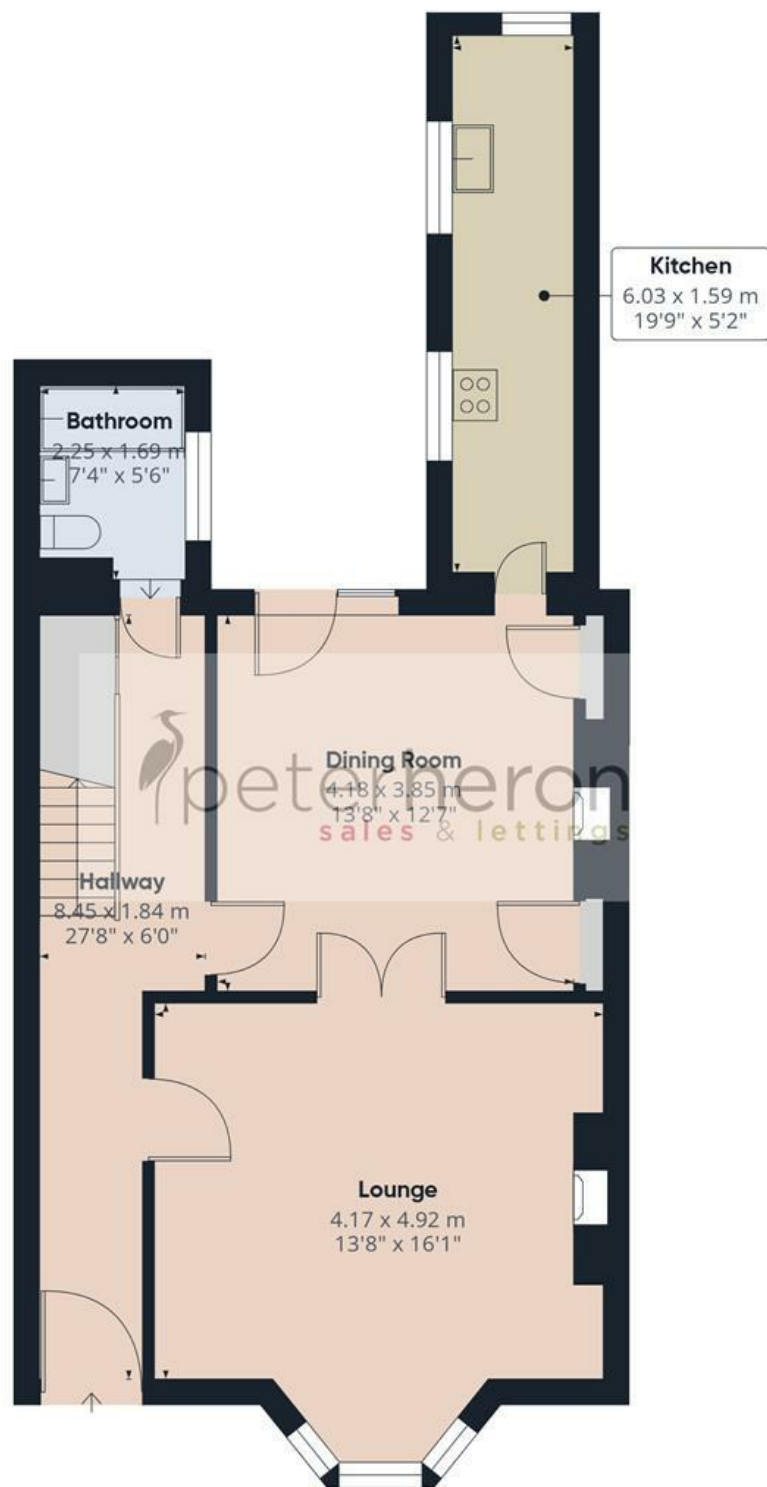
Ombudsman

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



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



First Floor

Approximate total area⁽¹⁾

111.2 m²

1194 ft²

Reduced headroom

0.8 m²

9 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.

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