









This attractive three bedroom semi-detached home is situated within the ever popular Hastings Hill and is available with no upward chain. The property internally comprises to the ground floor of an entrance porch, hall, lounge through dining room and a kitchen. On the first floor there are three bedrooms and a modern shower room/wc. Externally there is a garden to the front with a driveway, a car port connecting through to a garage and to the rear there a delightful garden. Well placed for local amenities as well as connections to Sunderland City Centre and major road links including the A19. We highly recommend early viewing to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

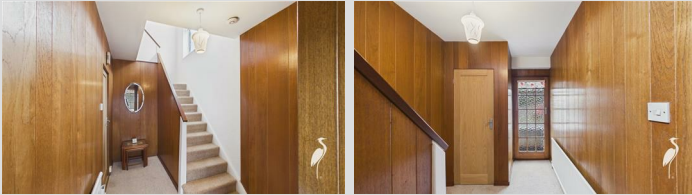
## Ground Floor

Access via UPVC entrance door.

## Entrance Porch

Double glazed windows to front and inner door to hall.

## Reception Hall



Radiator, stairs to first floor and storage cupboard.

## Lounge/Dining Room 13'2" x 21'0"



Double glazed window to front and electric fireplace. Open plan into dining room.

## Dining Room



Double glazed window to rear and radiator. Door to kitchen.

## Breakfasting Kitchen 7'5" x 14'3"



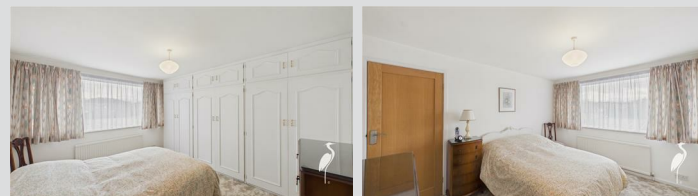
Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven and electric hob. Space for a washing machine and fridge freezer. Double glazed box bay window to rear, radiator and breakfast bar. Storage cupboard and door to outhouse.

## First Floor Landing



Double glazed window to side and access point to loft.

## Bedroom 1 9'7" x 12'7"



Double glazed window to front, radiator and built in wardrobes.

## Bedroom 2 11'2" x 8'8"



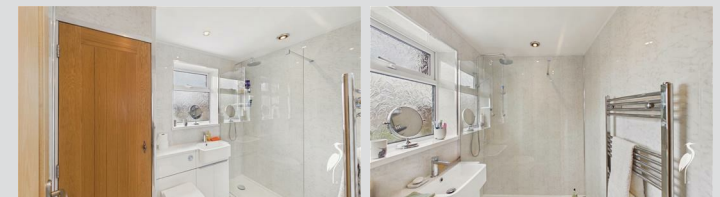
Double glazed window to rear and radiator.

## Bedroom 3 8'0" x 7'11"



Double glazed window to front and radiator.

## Shower Room



Low level WC and washbasin vanity unit, and walk in dual head waterfall shower, chrome heated towel rail, storage cupboard and double glazed window.

Visit [www.peterheron.co.uk](http://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



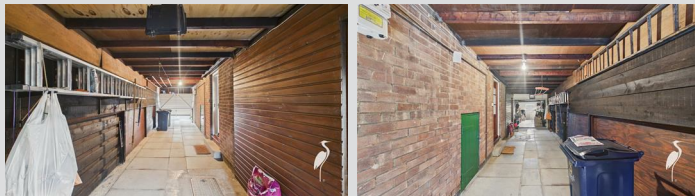
Garden to the front with a driveway, a car port connecting through to a garage and to the rear there a delightful garden.

## Garage



Access via up and over door with 2x wooden doors and double glazed window to rear.

## Covered Carport



Access via up and over door.

## Council Tax Band

The Council Tax Band is Band C.

## 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

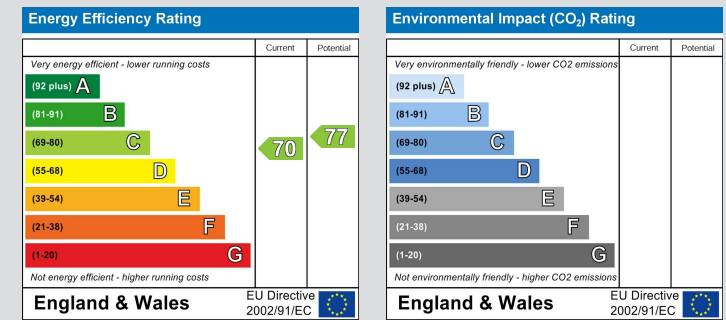
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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](http://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



Ground Floor Building 1



First Floor Building 1



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

80.7 m<sup>2</sup>

870 ft<sup>2</sup>

(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.

GIRAFFE360