















This attractive three bedroom semi detached home is situated within a corner plot on this popular and convenient location. Internally the accommodation includes to the ground floor of a hall, lounge, spacious kitchen/diner, utility, ground floor WC, three first floor bedrooms and a contemporary shower room. Externally there is a driveway to the side with gardens to the front and spacious gardens to the rear. Well placed for shopping facilities and schools, as well as providing excellent connections to Sunderland City Centre and major road links including the A19. No upward chain, early viewing is recommended to avoid appointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

## Entrance Porch

Double glazed window to front radiator and inner door to hall.

## Reception Hall



Radiator, stairs to first floor with storage under and doors to lounge and kitchen.

## Lounge 15'5" x 15'7"



Double glazed window to front, two radiators and an electric fireplace.

## Kitchen/Diner 22'1" x 10'3"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space provided for an oven and fridge freezer. Two double glazed windows to rear, radiator and storage cupboard. Double glazed window to rear and radiator. Door to utility.

## Utility 7'0" x 16'0"



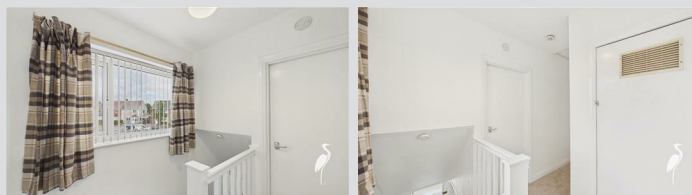
Providing space for washing machine and tumble dryer. Double glazed window and UPVC door to rear and a double radiator. Door to WC.

## Ground Floor WC



Low level WC.

## First Floor Landing



Double glazed window to side elevation, storage cupboard and access point to loft.

## Bedroom 1 10'11" x 9'0"



Double glazed window to rear, built in sliding door wardrobes and radiator.

## Bedroom 2 14'2" x 9'5"



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

## Bedroom 3 9'0" x 9'1"



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

## Shower Room



Walk in shower cubicle, low level wc and hand wash basin set into vanity unit. Chrome heated towel rail and two double glazed windows.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Gardens to the front with a driveway to the side providing off street parking whilst to the rear there is a garden mainly laid to lawn with apple trees.

## 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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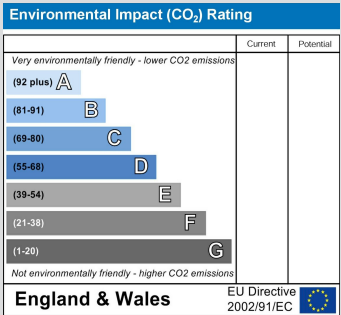
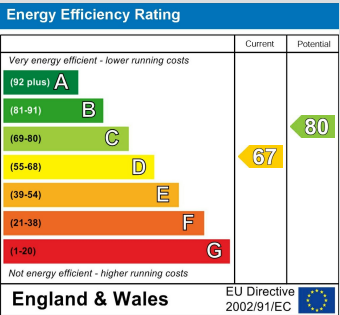
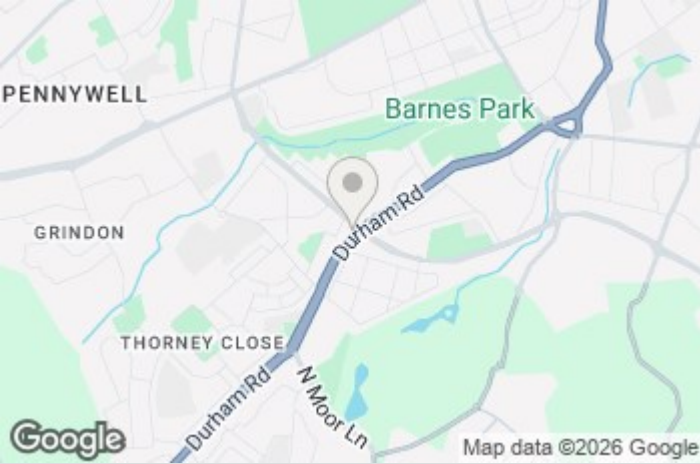
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

## 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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Ground Floor



First Floor

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

103.6 m<sup>2</sup>

1115 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.

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