

Mayfield Road, South Hylton, Sunderland

£174,950











An attractive three bedroom semi-detached house, ideally situated within this popular area of South Hylton, available with no upper chain involved. The well-presented internal accommodation on the ground floor includes a hall with staircase to the first floor, lounge with glazed sliding door to the rear garden, dining room and a fitted kitchen. To the first floor there are three bedrooms and a modern bathroom/wc, featuring a shower cubicle. Externally there is a garden to the front with a block-paved area whilst to the rear is a delightful garden with a lawn, patio and established borders. The area is well served by a good range of local amenities, including shops and schools as well as providing excellent transport connections with South Hylton Metro Station and links to major connections including the A19. Early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Hall




Stairs to first floor and radiator.

Lounge





UPVC double glazed Bi-folding door to rear, radiator and electric fireplace.

Kitchen






Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Oven and cooker hood. Space for a fridge freezer, washing machine and dishwasher. Column radiator, double glazed window to front and double doors to dining room. Door to utility cupboard.

Utility Cupboard
Wall units with countertops below providing space for a tumble dryer and additional storage.

Dining Room





Double glazed picture window to front and radiator.

First Floor Landing



Storage cupboard and access point to loft.

Bedroom 1






Double glazed window to rear, radiator and built in furniture.

Bedroom 2




Double glazed window to front and radiator.

Bedroom 3




Double glazed window to front and radiator.

Bathroom






Bath with shower tap, shower cubicle, low level wc and wash basin. Radiator and two double glazed windows to side.

Outside







Garden to the front with a block-paved area whilst to the rear is a delightful garden with a lawn, patio and established borders.

MAIN ROOMS AND DIMENSIONS

Council Tax Band
The Council Tax Band is Band C.

Tenure - Currently Purchasing the Freehold
We are advised by the Vendors that the property is currently Leasehold, however our clients are in the process of purchasing the Freehold.

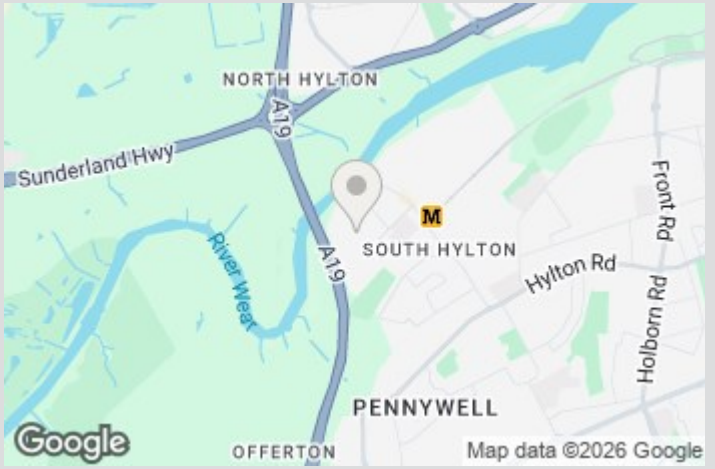
Any prospective purchaser should clarify this with their Solicitor.

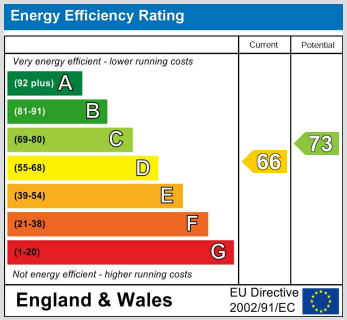
Important Notice - Particulars
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make 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.

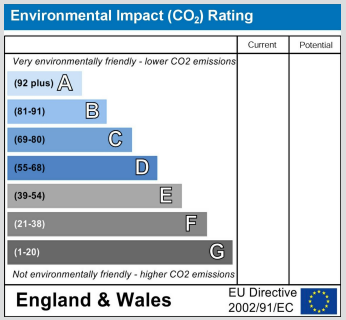
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

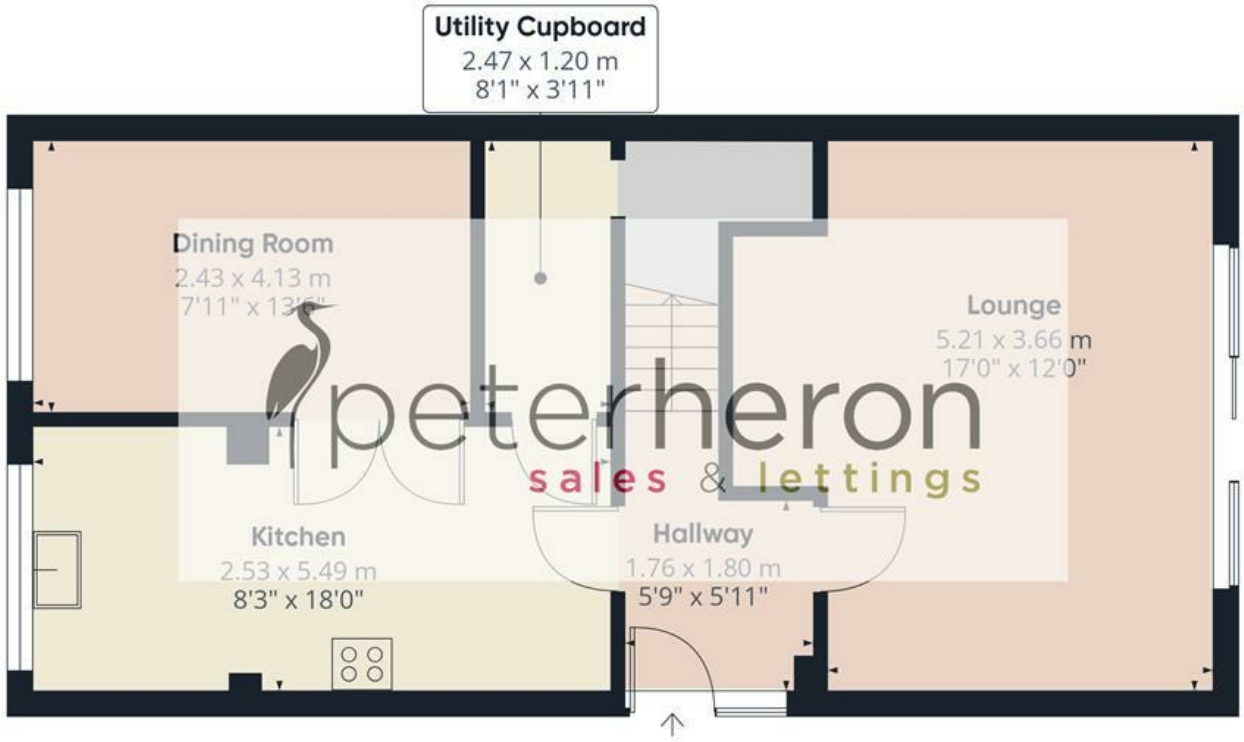
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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

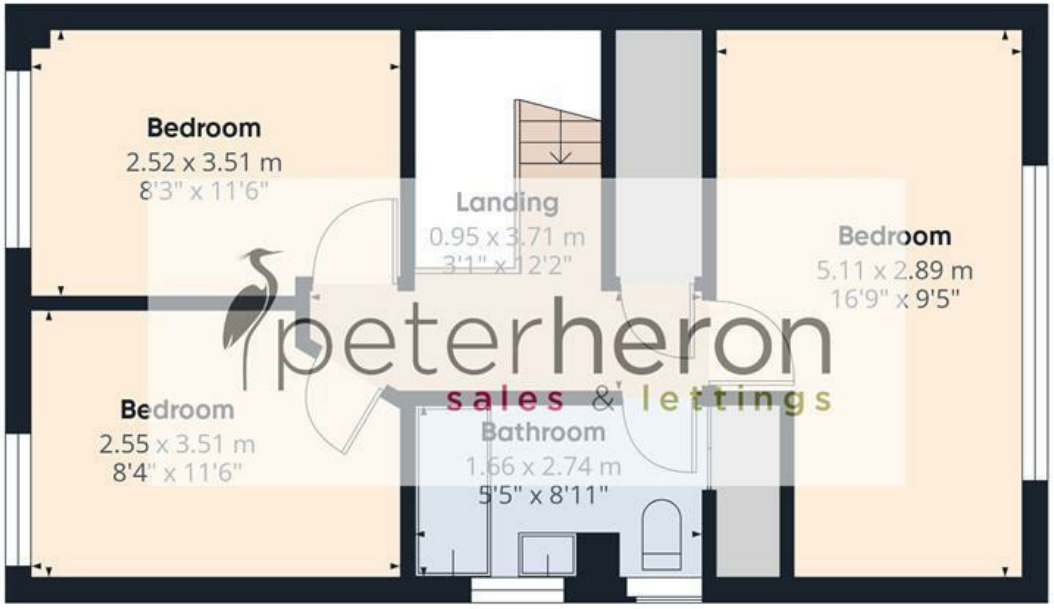








Ground Floor



First Floor

peterheron
sales & lettings

Approximate total area(1)

97.8 m²

1052 ft²

(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