









We are delighted to offer for sale this beautifully presented three-bedroom mid-link villa, ideally positioned on the sought-after Fairlands Estate. Enjoying a pleasant outlook over a well-maintained green, this charming home offers well-proportioned accommodation arranged over two floors. The ground floor features an inviting entrance porch, a spacious living room filled with natural light, a modern fitted kitchen, and a separate utility area. To the first floor, there are three generously sized bedrooms and a contemporary family bathroom, with the added benefit of a versatile loft space offering excellent storage or potential for further use (subject to any necessary consents). Externally, the property boasts a lawned garden to the front and a enclosed, low-maintenance paved garden to the rear, ideal for outdoor entertaining or relaxing in privacy. Conveniently located close to a range of local amenities, reputable schools, and excellent transport links to Sunderland city centre and surrounding areas, this property presents a fantastic opportunity for first-time buyers, growing families, or investors alike. Early viewing is highly recommended to fully appreciate the quality and location of this superb home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Entrance Porch

UPVC double glazed windows and inner door leading into

### Living Room 15'11" x 14'6"

UPVC double glazed window to front, column radiator and electric fireplace with feature surround.

### Rear Hall

Staircase to first floor, radiator, LVT wood effect flooring and storage cupboard.

### Kitchen 12'4" x 8'8"

Base and eye level units with wood work surfaces over incorporating ceramic sink, integrated Smeg and cooker with 5 burner gas hob and extractor fan, integrated dishwasher, UPVC double glazed window, understairs storage cupboard, LVT wood effect flooring,

### Utility 10'3" x 7'2"

Work top surfaces with space below, door to rear garden.

## First Floor Landing

### Bedroom 1 14'0" x 9'1"

UPVC double glazed windows, radiator and fitted wardrobes and drawers.

### Bedroom 2 8'2" x 8'9"

UPVC double glazed window, radiator and storage cupboard.

### Bedroom 3 10'5" x 6'5"

UPVC double glazed window and radiator. Access to loft.

## Bathroom

Low level WC, washbasin vanity unit and panel bath with overhead shower and glass screen, tiled walls and flooring, chrome heated towel rail and UPVC double glazed window.

## Loft Space

Sky light and recently installed Main Echo combi boiler.

## Outside

Gardens to the front and a paved garden to the rear.

## 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.

## 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

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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

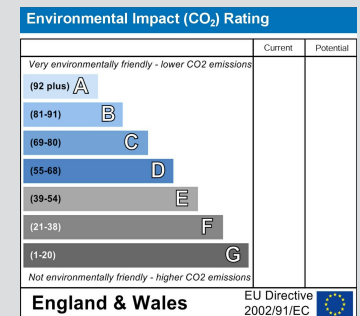
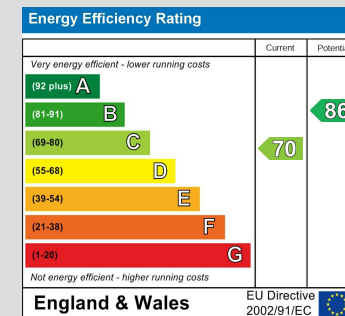
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

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

## Viewings Sea Road

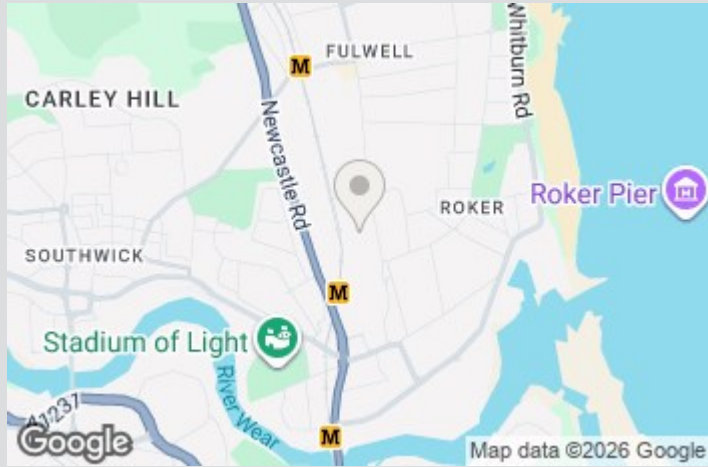
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116 or online at Peterheron.co.uk



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

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