



**Peter Heron**

Residential Sales & Lettings



ORCHARD STREET, PALLION, SUNDERLAND

£90,000







This three bedroom semi detached house occupies a generous corner plot and really must be viewed. The accommodation is arranged over two floors and comprises entrance hall, lounge, dining room, breakfast kitchen, three bedrooms and bathroom all benefiting from UPVC double glazing and gas central heating. Externally there are gardens to three side with the potential to create off street parking. The property is conveniently situated in the popular residential are of Pallion and is ideally located for all amenities, close to schools and boasts excellent transport links to Sunderland city centre and wider road networks. Early viewing is recommended.

# MAIN ROOMS AND DIMENSIONS

**Ground Floor**  
UPVC double glazed door to

**Entrance Hall**  
Radiator, laminate flooring, stairs to first floor and understairs cupboard.



**Lounge 10'10" x 10'10" excluding bay (3.30m x 3.30m excluding bay)**  
UPVC double glazed bay window to front, radiator and laminate flooring. Double doors leading to



**Dining Room 11'2" x 10'10" (3.40m x 3.30m)**

UPVC double glazed bay window to rear, radiator and laminate flooring.



**Breakfast Kitchen 11'7" x 10'5" (3.53m x 3.18m)**  
Fitted with wall and base units, worktops, inset sink, UPVC double glazed window to side and rear, ceramic hob, electric oven, extractor fan and radiator.



**First Floor Landing**  
UPVC double glazed window to side.

**Bedroom 1 12'3" x 8'11" (3.73m x 2.72m)**  
UPVC double glazed window to front, radiator and built in wardrobes.



**Bedroom 2 9'10" x 9'3" (3.00m x 2.82m)**  
UPVC double glazed window to rear, radiator and laminate flooring.



**Bedroom 3 7'3" x 6'7" (2.21m x 2.01m)**  
UPVC double glazed window to front, radiator and laminate flooring.



**Bathroom 7'4" x 5'6" (2.24m x 1.68m)**

WC, washbasin and bath with mixer shower over, tiled walls, radiator, UPVC double glazed window to rear, built in storage cupboard.



**Outside**

Enclosed good sized gardens to three sides and the potential to create off street car parking.

**Important Notice**

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect. 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

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**Tenure**

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

**Viewing**

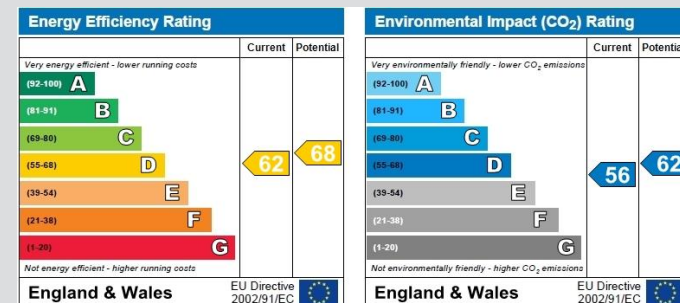
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323, Option1.

**Opening Hours**

Monday to Friday 9.00am - 6.00pm Saturday 9.00am - 1.00pm

**Ombudsman**

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



Visit or call 0191 510 3323