









An attractive three bedroom end terrace house, available for sale with immediate vacant possession and no upper chain involved. The well-proportioned accommodation is arranged over two floors and comprises to the ground floor of an entrance porch, hall with staircase to the first floor, lounge, kitchen/diner and a delightful conservatory. On the first floor there are three bedrooms and a modern bathroom/wc. Externally there are gardens to the front and rear, along with a garage featuring an electric roller shutter access door. Situated in the sought after residential area of Hylton Castle, the property is ideally located for local amenities, close to schools and boasts excellent transport links to Sunderland City Centre and wider road networks. Early viewing is a must!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Porch



Double glazed windows to front and side. Inner UPVC door to lounge.

Lounge 11'6" x 18'0"



Double glazed box bay window to front, two radiators, stairs to first floor and doors to kitchen.

Kitchen/Diner 8'6" x 18'1"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer. Integrated oven, gas hobs and hood. Space for fridge freezer, washing machine and tumble dryer. Radiator and wall mounted boiler. Double glazed window and UPVC French patio doors to conservatory.

Conservatory 9'0" x 12'11"



Double glazed windows and UPVC double glazed French patio doors to rear.

First Floor Landing



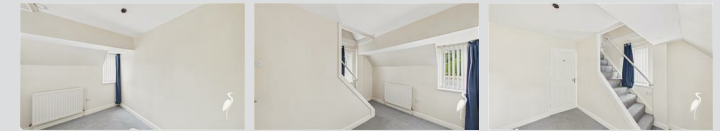
Double glazed window to side elevation.

Bedroom 1 10'4" x 11'10"



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

Bedroom 2 10'3" x 9'4"



Two double glazed windows to front and side, radiator and stairs to loft space.

Bedroom 3 6'11" x 10'10"



Double glazed window to rear, storage cupboard and radiator.

Bathroom



Bath with shower over and shower tap, vanity unit comprising low level wc and hand wash basin and a radiator. Double glazed window to rear.

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MAIN ROOMS AND DIMENSIONS

Loft Space



Two storage cupboards, Velux window and electric heater.

Outside



Gardens to the front and rear.

Garage 17'2" x 9'10"



Two doors and double glazed window. Electric roller shutter access door.

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

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.

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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.

Sea Road Viewings

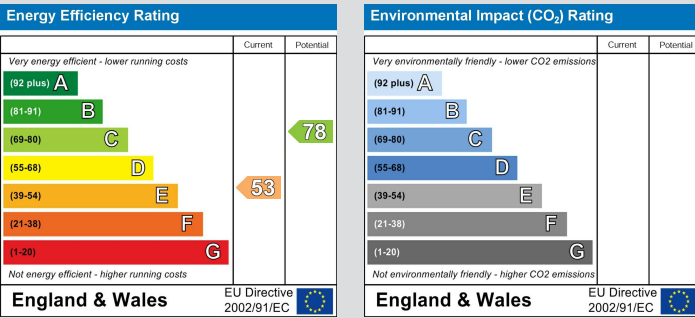
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.

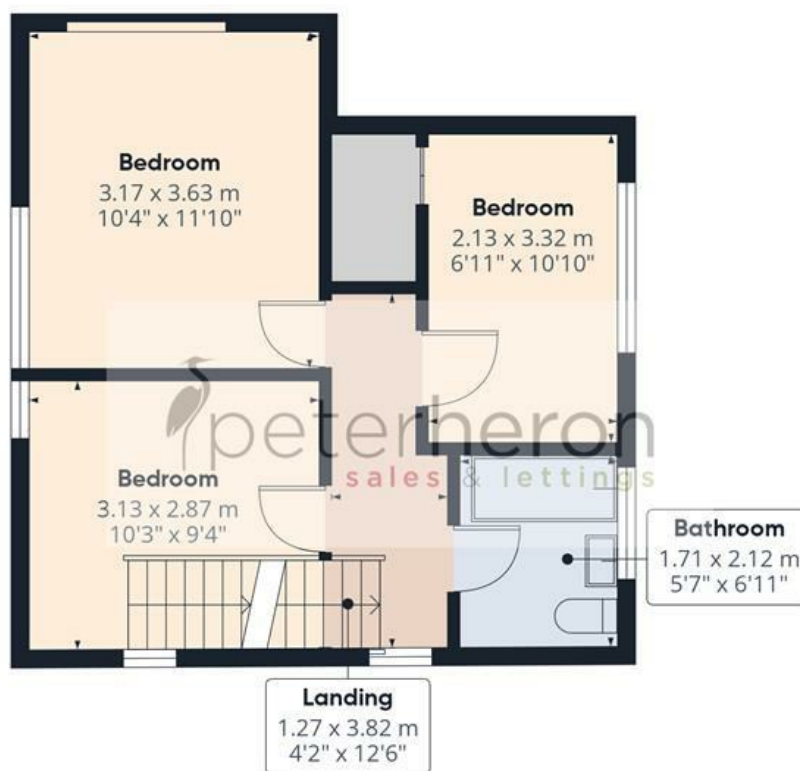


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Ground Floor



First Floor



Second Floor

Approximate total area⁽¹⁾

97 m²

1045 ft²

Reduced headroom

3 m²

32 ft²

(1) Excluding balconies and terraces.

Reduced headroom

Below 1.5 m/5 ft

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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