









Occupying a quiet cul-de-sac position within this popular and convenient residential locality, and available with no upward chain, this surprisingly spacious three-bedroom semi-detached home offers an excellent opportunity for buyers looking to put their own stamp on a property and undertake cosmetic upgrading.

The internal accommodation comprises a welcoming reception hall, a comfortable living room with pleasant outlook, a breakfasting kitchen, three well-proportioned first-floor bedrooms and a family bathroom. The property benefits from UPVC double glazing and gas central heating, although it would now benefit from general modernisation and cosmetic improvement throughout.

Externally, the property enjoys attractive gardens to both the front and rear, with a pleasant outlook from each aspect, together with on-street parking to the front.

Ideally situated within easy walking distance of local shops and a wide range of urban amenities, the property enjoys a convenient position with excellent access to the Coast, Fulwell Shopping Centre, Sunderland City Centre and the A19. Combining a peaceful setting with superb connectivity, this property represents a fantastic opportunity for those seeking a home to improve and add value.

Immediate internal inspection is highly recommended to fully appreciate the potential, outlook and location on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Lobby



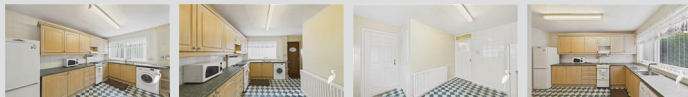
Storage cupboard, radiator and stairs to first floor.

Lounge 11'5" x 17'9"



Two double glazed windows to front and rear, radiator and gas fire. Door to kitchen/diner.

Kitchen/Diner 8'8" x 13'8"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Space for an oven, fridge freezer and washing machine. Radiator and storage cupboard. Double glazed window and door to rear.

First Floor Landing



Two storage cupboards, access point to loft and radiator.

Bedroom 1 9'9" x 10'9"



Two double glazed windows to front, radiator and built in sliding door wardrobes.

Bedroom 2 8'9" x 9'3"



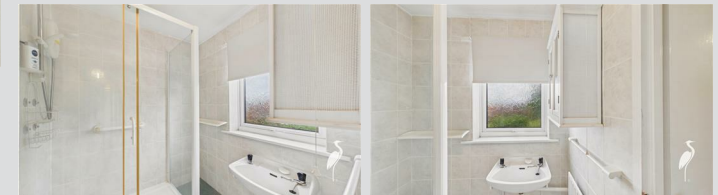
Two double glazed windows to front and a radiator.

Bedroom 3 8'7" x 6'10"



Double glazed window to rear and a radiator.

Shower Room



Washbasin and shower cubicle, radiator and double glazed window to rear.

Separate WC



Low level wc and double glazed window to rear.

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MAIN ROOMS AND DIMENSIONS

Outside



Garden to the front and block paved garden to the rear with outhouse.

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

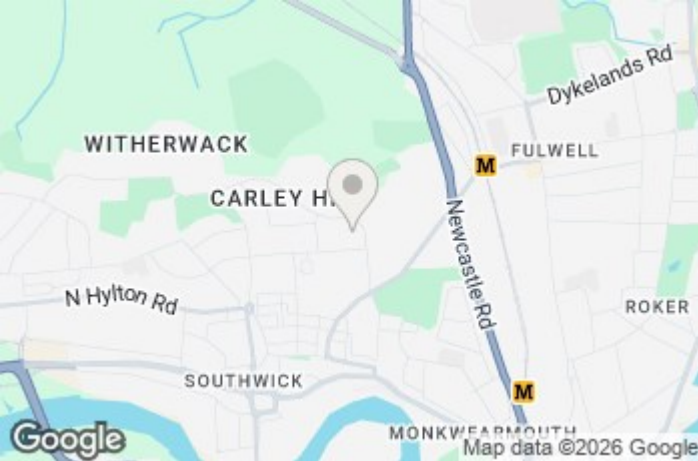
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.

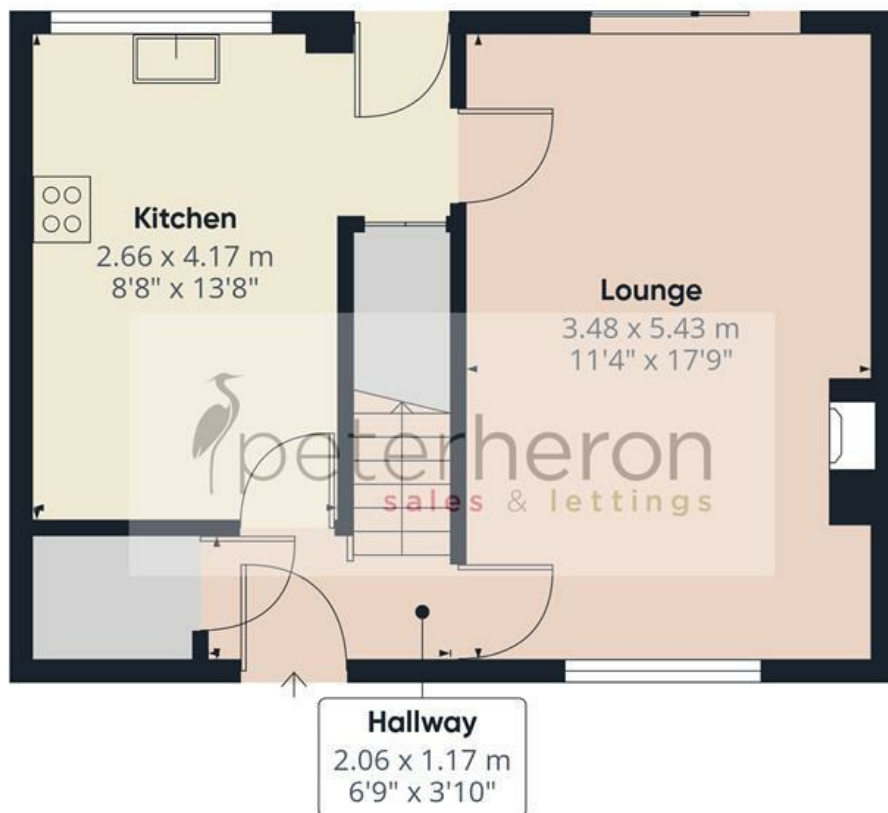


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

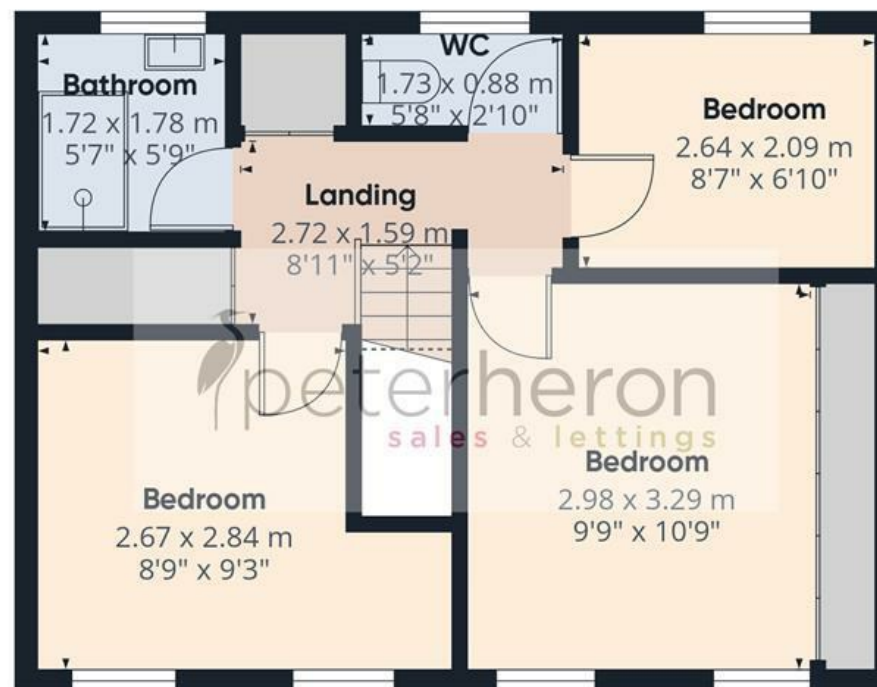
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Ground Floor



First Floor

Approximate total area⁽¹⁾

73.6 m²

793 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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