









Occupying a quiet cul-de-sac position within this popular and convenient residential locality, this surprisingly spacious three-bedroom semi-detached home presents an excellent opportunity for first-time buyers, families and investors alike.

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.

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 attractive home is sure to appeal to a wide range of buyers.

Immediate internal inspection is highly recommended to fully appreciate the accommodation, 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 8'7" x 13'6"



Range of wall and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated oven with electric hob and hood. Space for a washing machine and fridge freezer. Double glazed window and UPVC door to rear. Door to Lounge.

First Floor Landing



Two storage cupboards and access point to loft.

Bedroom 1 10'0" x 10'11"



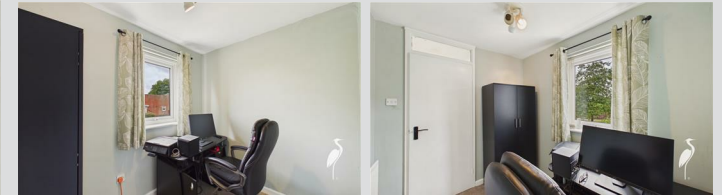
Two double glazed windows to front, radiator and built in mirror fronted sliding door wardrobes.

Bedroom 2 8'7" x 9'3"



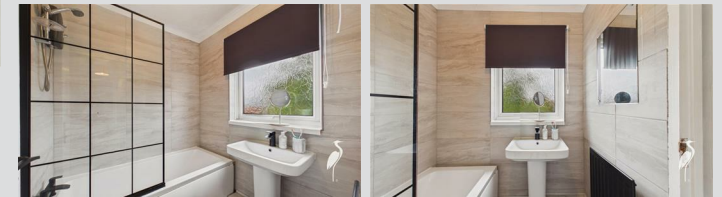
Two double glazed windows to front and two radiators.

Bedroom 3 8'7" x 6'8"



Double glazed window to rear and a radiator.

Bathroom



Bath with shower over and washbasin. Radiator and double glazed window to rear.

Separate WC



Low level wc and double glazed window to rear.

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

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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

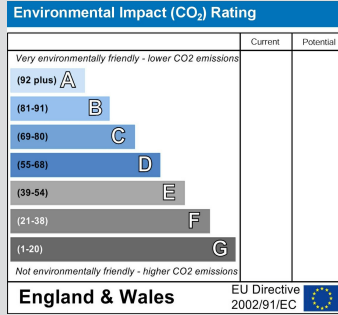
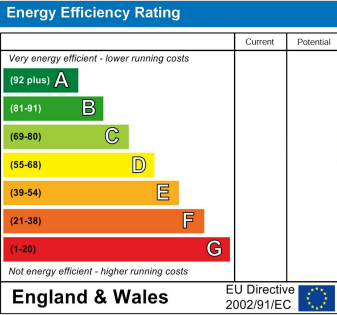
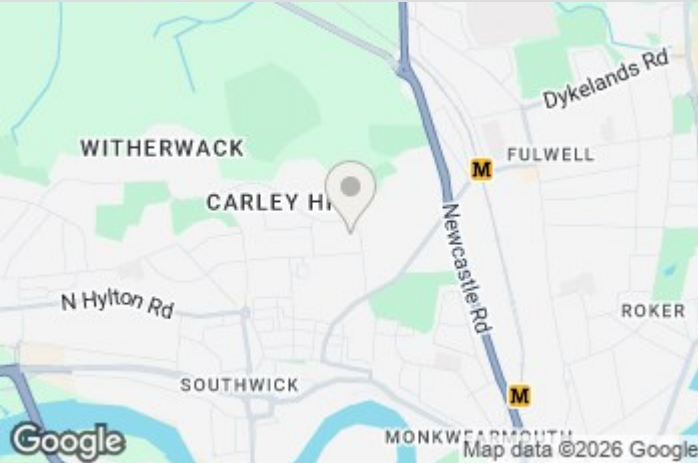
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

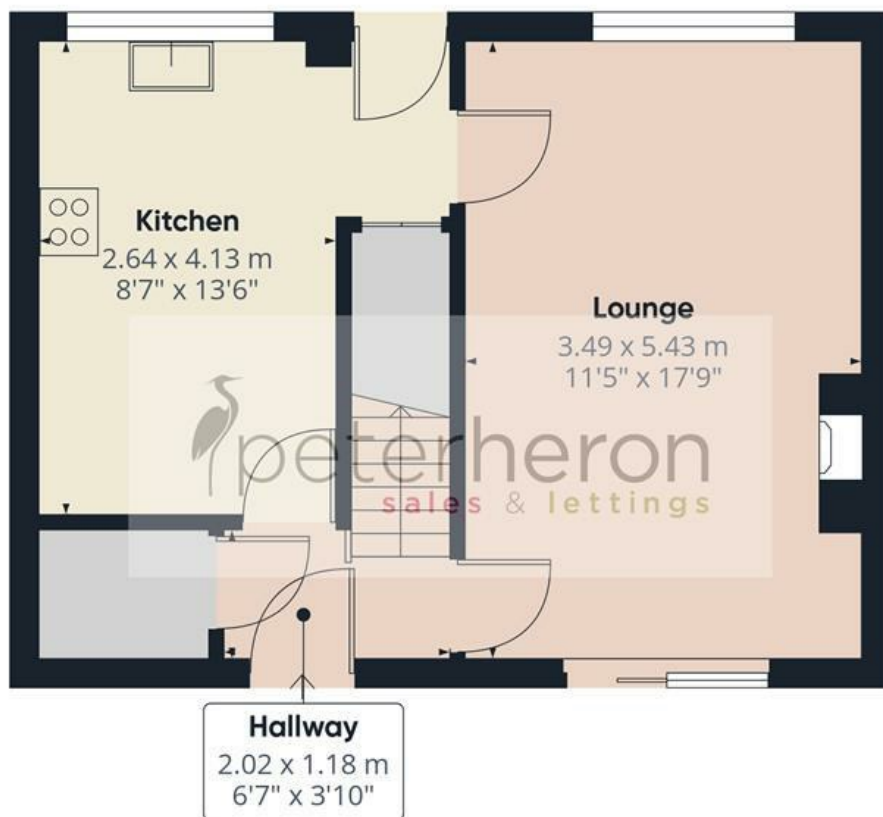
Opening Times

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

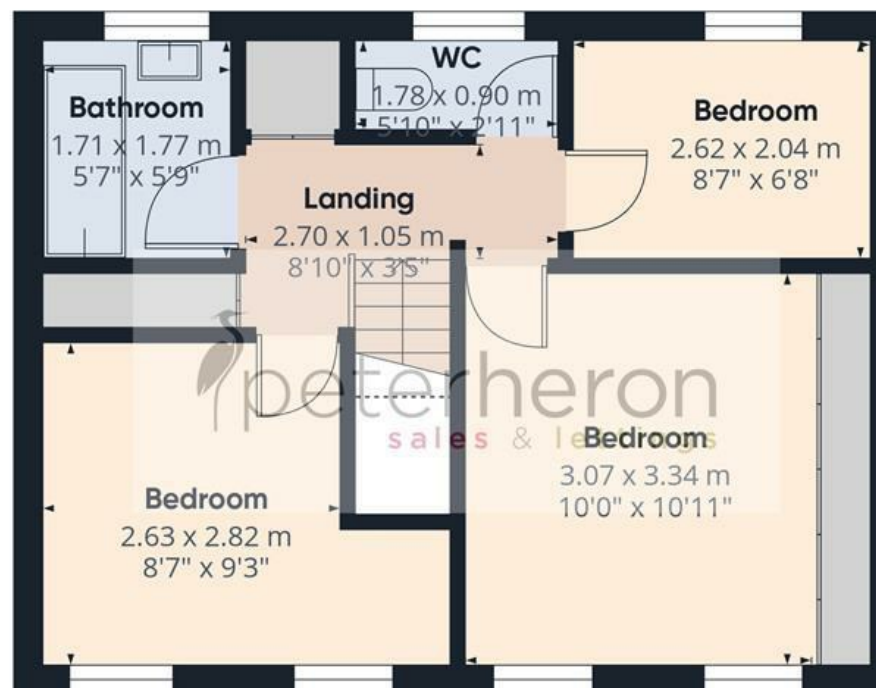
Ombudsman

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





Ground Floor



First Floor

Approximate total area⁽¹⁾

73.6 m²

792 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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