









A spacious mid terrace home, enjoying a convenient situation close to shops, schools, the City Centre and excellent transport connections including the Metro system. The well-appointed accommodation is accessed via an entrance vestibule leading through to a reception hall, two well-proportioned reception rooms, breakfasting kitchen, three bedrooms and modern bathroom/wc, incorporating a shower cubicle. Externally there is a town garden to the front and a courtyard to the rear with a garage. No upward chain, early viewing is essential to appreciate the quality of accommodation and ideal location of this superb home.

MAIN ROOMS AND DIMENSIONS

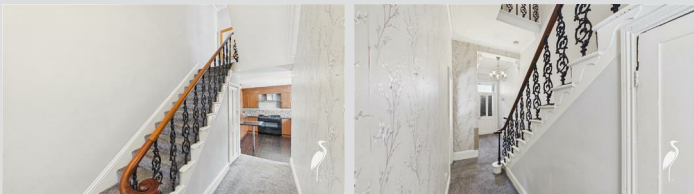
Ground Floor

Access via entrance door.

Entrance Vestibule

Inner door to hallway.

Reception Hall



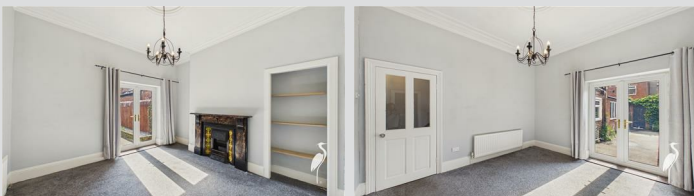
Radiator and stairs to first floor.

Lounge 12'2" x 13'9"



Double glazed bay window front, factor and electric fire.

Dining Room 12'11" x 12'0"



UPVC double glazed French patio doors to rear, radiator and feature fireplace.

Breakfasting Kitchen 14'11" x 9'6"



Range of wall and base units with countertops over incorporating an undermount sink and drainer with mixer tap. Integrated double oven with five burner gas hob and hood, fridge freezer and dishwasher. Space for washing machine. Two seater breakfast bar, chrome heated towel rail, double glazed window and wooden door to rear.

Half Landing



Double glazed window to side. Door to bathroom and stairs to first floor landing.

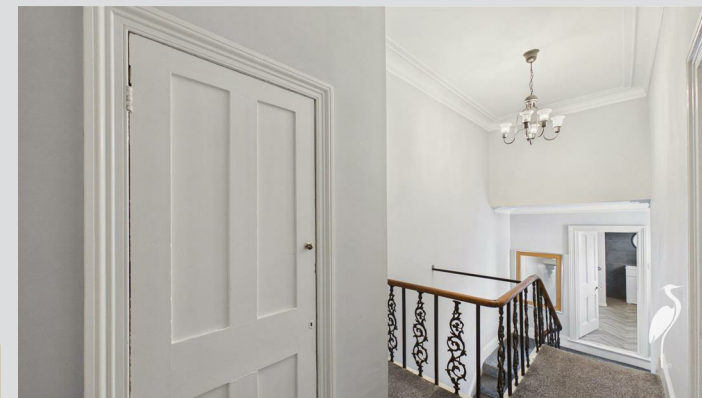
Bathroom 11'7" x 8'2"



Freestanding tub bath, walk in rainfall shower, low level wc

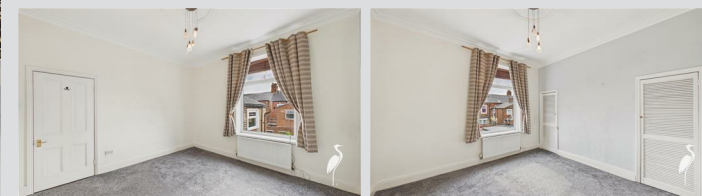
and hand wash basin set into vanity unit. Heated towel rail, storage cupboard and double glazed window.

First Floor Landing



Storage cupboard.

Bedroom 1 12'11" x 12'3"



Double glazed window to rear, two storage cupboards and radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 12'1" x 11'5"



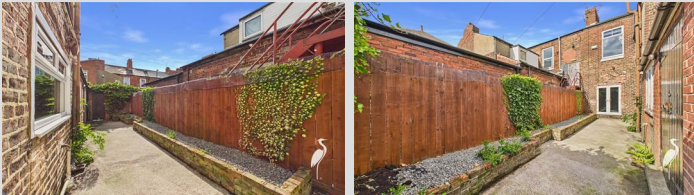
Double glazed window to front and radiator.

Bedroom 3 8'5" x 6'11"



Double glazed window to front and radiator.

Outside



Low maintenance courtyard with gate to access rear lane.

Garage 22'0" x 10'3"



Base units incorporating a single bowl stainless steel sink and drainer. Accessed via roller shutter door. Single glazed windows and door to rear garden.

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. 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 Peter Heron Ltd. 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.

Fawcett Street Viewings

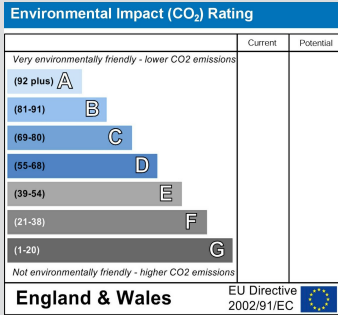
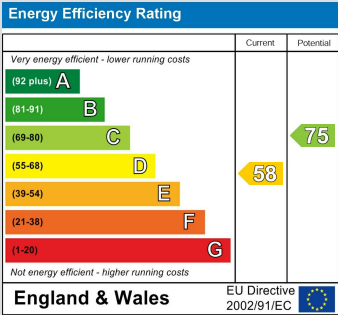
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 01915103323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS



Visit www.peterheron.co.uk or call **01915103323**

Tried. Trusted. Recommended. **City Branch** 20 Fawcett Street Sunderland SR1 1RH **Fulwell Branch** 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor



First Floor

Approximate total area⁽¹⁾

136.7 m²

1471 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

