









A fabulous three bedroom terrace house, situated at the desirable top end of Cleveland Road, with an impressive and stylish interior. Internally on the ground floor there is a hall, two well proportioned reception rooms, breakfasting area opening into modern kitchen. On the first floor there are three bedrooms and a contemporary bathroom/wc. Pleasant garden to the rear mainly laid to lawn with garage. This location provides convenient access to local amenities, shops and schools as well as to Sunderland Royal Hospital and to transport connections. No upward chain, early viewing is highly recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Reception Hall



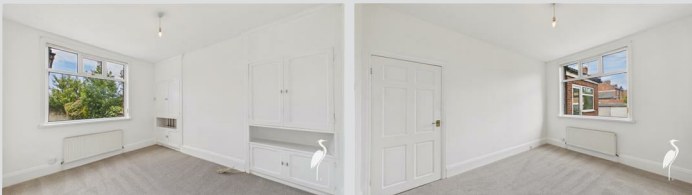
Double glazed window to front, radiator and stairs to first floor with storage under.

Lounge 12'1" x 11'8"



Double glazed bay window to front and radiator.

Sitting Room 10'5" x 12'10"



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

Breakfast Area 5'10" x 9'1"



Radiator. Opening into kitchen.

Kitchen 6'11" x 9'1"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, electric hobs and hood. Space for fridge freezer and washing machine. Two double glazed windows and UPVC door to rear.

First Floor Landing



Bedroom 1 9'1" x 12'4"



Double glazed window to rear, radiator and storage cupboard.

Bedroom 2 8'5" x 12'4"



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

Bedroom 3 7'6" x 8'5"



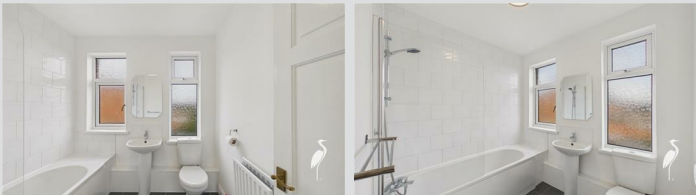
Double glazed window to front and radiator.

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

Bathroom



Low level WC, washbasin and bath with shower over, two double glazed windows to rear and double radiator.

Outside



Town garden to the front whilst to the rear a lawned garden.

Garage 9'5" x 14'11"

Access via roller shutter door with wooden door to rear garden.

Council Tax Band

The Council Tax Band is Band B.

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

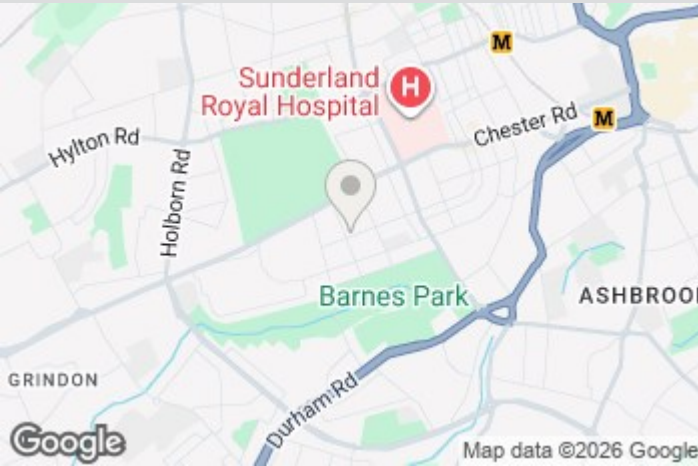
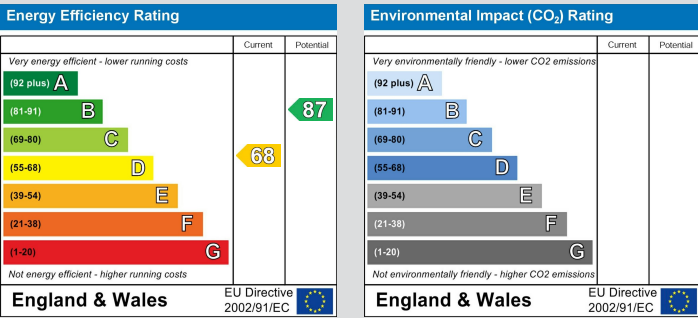
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

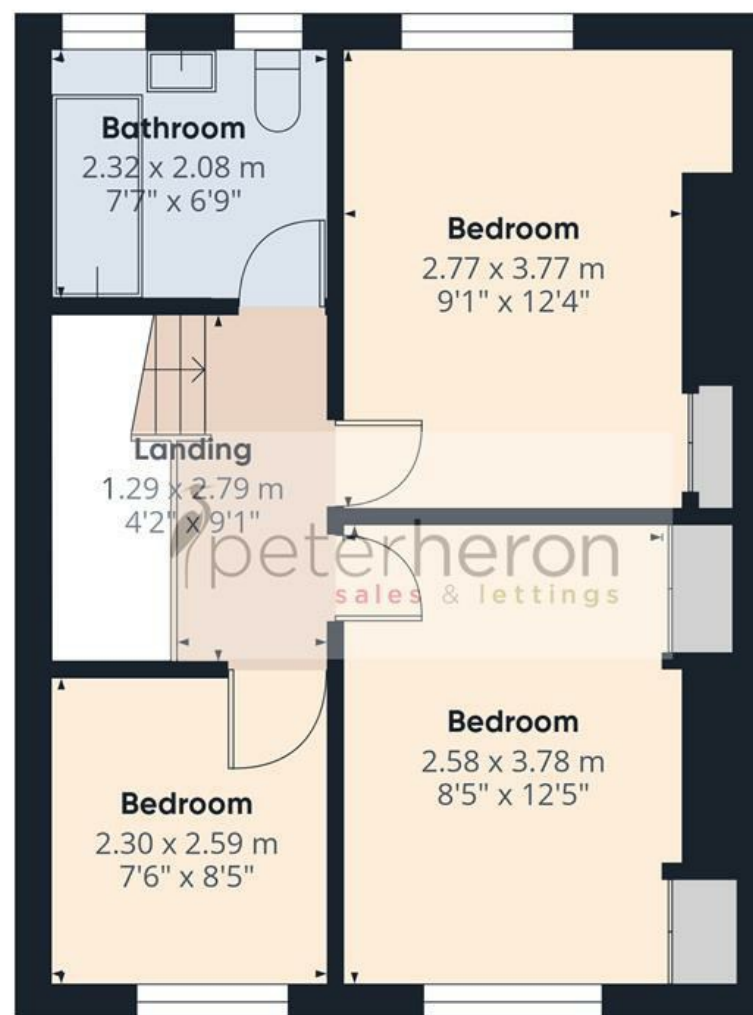
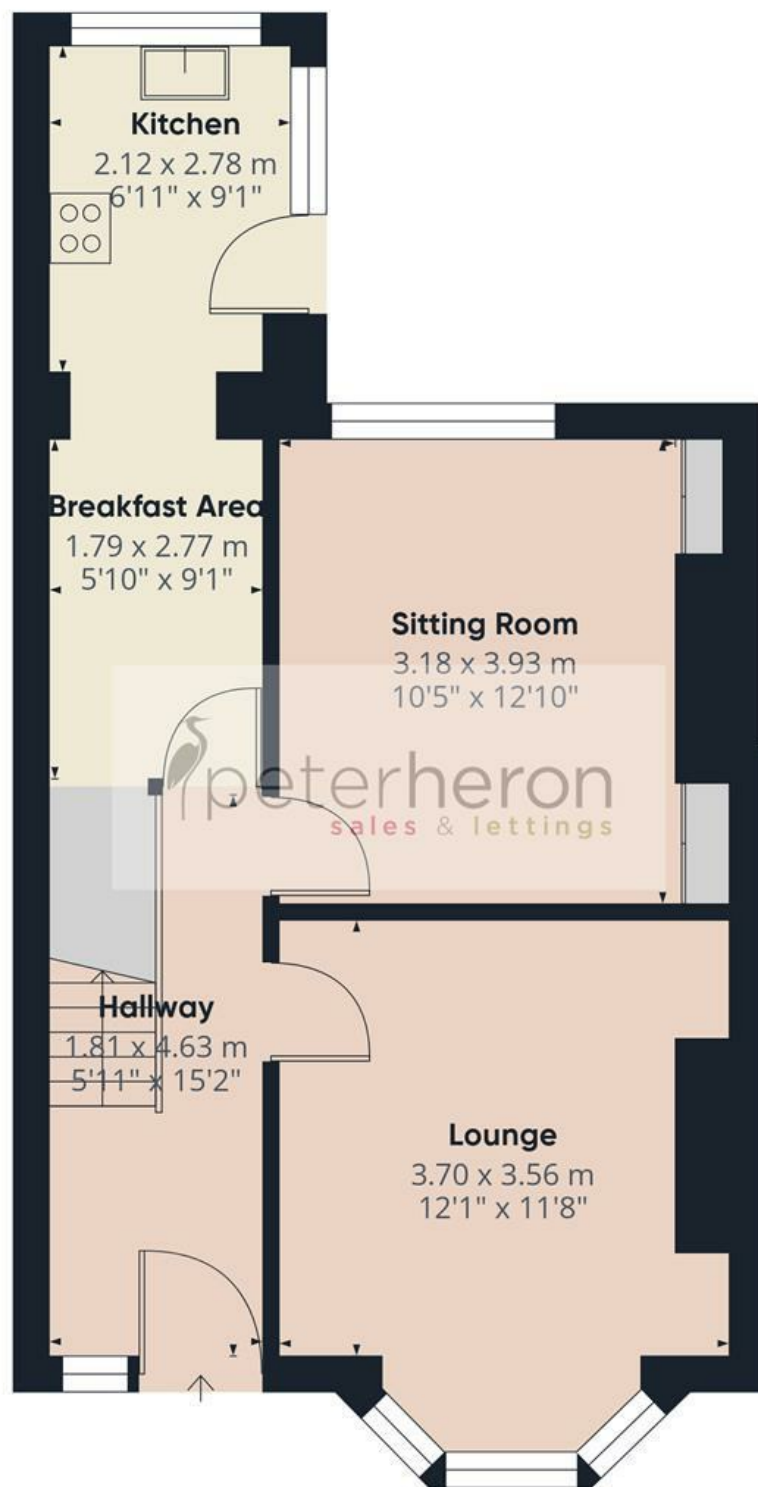
Ombudsman

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



First Floor

Approximate total area⁽¹⁾

85.4 m²

918 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

