









A modern mid terrace house, situated within this popular location, perfect for first time buyers being ready to move into and available with no upward chain. Internally the accommodation on the ground floor includes a hall with a staircase to the first floor and a cloakroom/wc, there is a lounge to the rear with glazed door to the garden and to the front and a breakfasting kitchen. To the first floor there are three bedrooms and a bathroom/wc. Externally there is a small garden to the front and a lawned garden to the rear with gated access. The property benefits from double glazed windows, gas central heating, all blinds, carpets and linoleum flooring. This ideal location provides easy access to local amenities, Sunderland Royal Hospital and Sunderland City Centre as well as offering excellent transport links. Early viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Reception Hall



Radiator and stairs to first floor.

Lounge



Double glazed window, radiator and UPVC sliding door to rear.

Kitchen



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Integrated oven with gas hob and hood. Space for a washing machine and fridge freezer. Double glazed window to front and a radiator.

Cloakroom/WC



Low level wc and wash basin. Radiator and newly fitted lino flooring.

First Floor Landing



Radiator and access point to loft.

Bedroom 1



Two double glazed windows to front and radiator.

Bedroom 2



Double glazed window to rear and radiator.

Bedroom 3



Double glazed window to rear and radiator.

Bathroom



Bath with shower over, low level wc and wash basin. Radiator and newly fitted lino flooring.

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MAIN ROOMS AND DIMENSIONS

Outside



Low maintenance rear courtyard laid mainly to lawn with double gates to rear lane.

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.
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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.

Fawcett Street Viewings

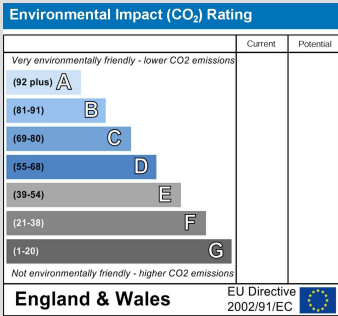
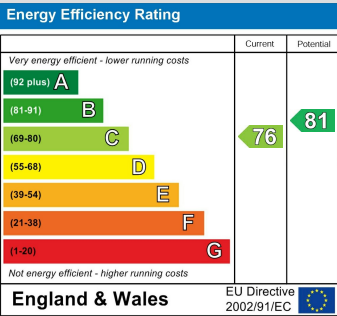
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

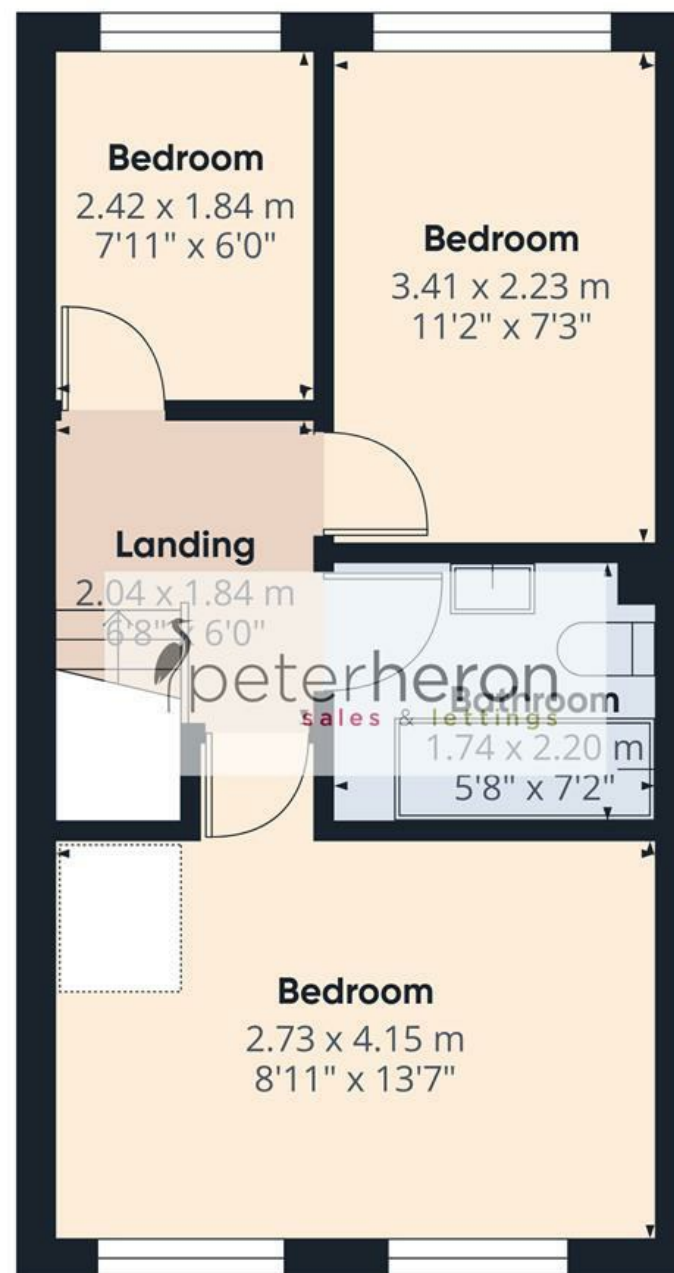
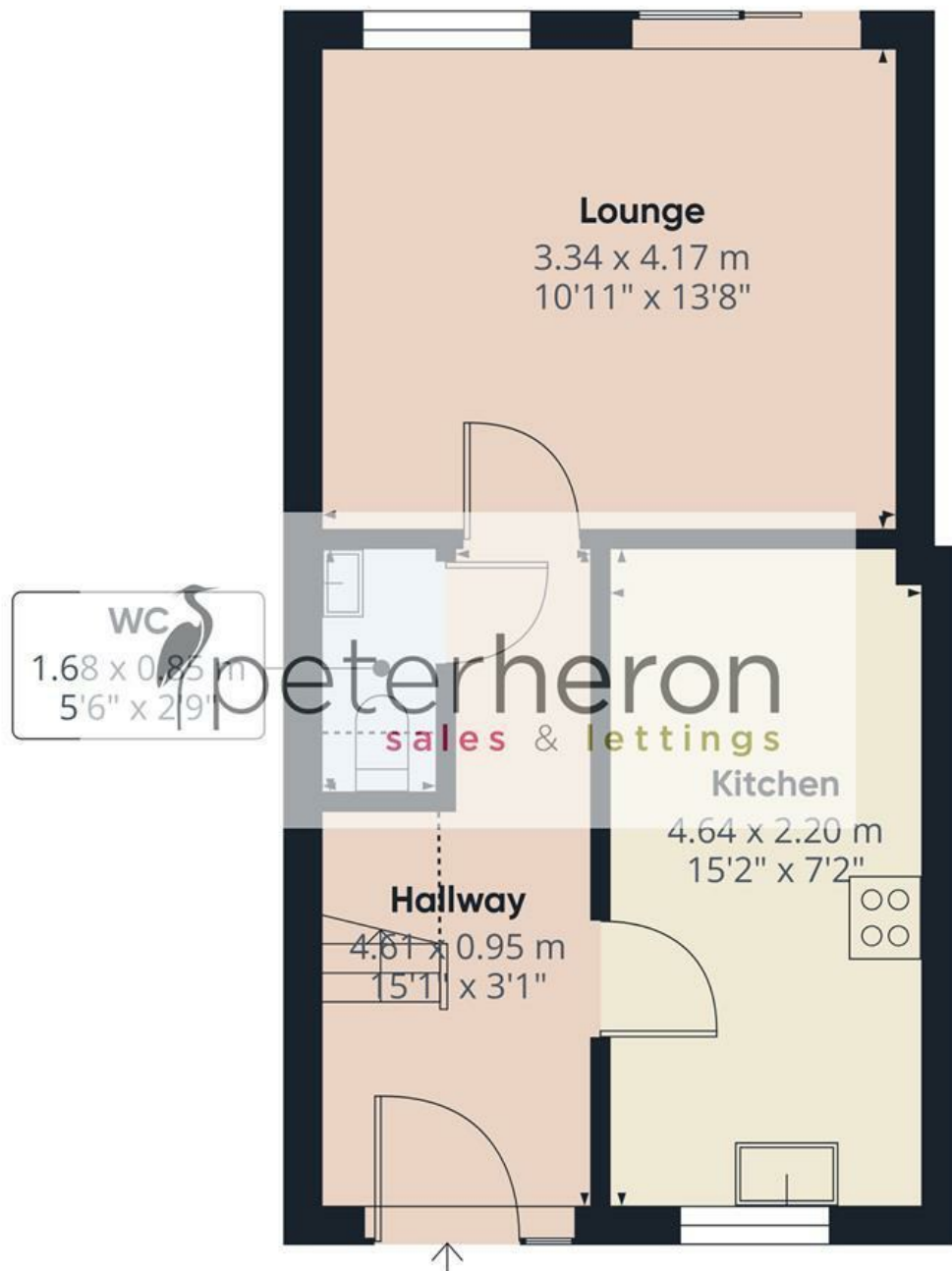
Ombudsman

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



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Approximate total area⁽¹⁾

62.8 m²

676 ft²

Reduced headroom

1.2 m²

13 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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