

Portchester Square, Pennywell, Sunderland

£150,000











This larger than average three bedroomed semi detached house with impressive generous gardens to the rear and driveway to the front. Arranged over two floors and comprises entrance hall, lounge, dining room, conservatory, kitchen, ground floor wc and outhouse. To the first floor there are three bedrooms and a bathroom/wc. Situated in the popular residential area of Pennywell, the property is ideally located for all amenities, has excellent transport links to Sunderland City Centre and local road networks. Early viewing is recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Hall




Stairs to first floor and radiator.

Lounge

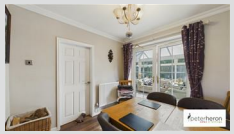




Double glazed bay window to front, radiator and wood burning stove. Open into dining room.

Dining Room





Radiator and door to kitchen. UPVC double glazed French patio doors to conservatory.

Conservatory




Double glazed windows and UPVC French patio doors to rear. Double radiator.

Kitchen





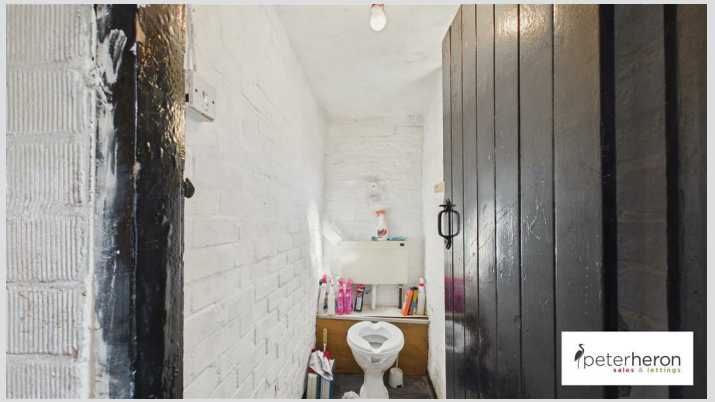
Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated cooker hood, space for an oven, fridge freezer, washing machine and tumble dryer. Wall mounted combination boiler and radiator. Double glazed window to rear and UPVC door to outhouse.

Outhouse



Double glazed window and UPVC door to front, UPVC door to rear and door to downstairs WC.

Ground Floor WC



Low level wc and double glazed window to rear.

MAIN ROOMS AND DIMENSIONS

First Floor Landing



Double glazed to side election and access point to loft.

Bedroom 1




Double glazed window to rear, radiator and storage cupboard.

Bedroom 2




Double glazed window to front and radiator.

Bedroom 3




Double glazed window to front, radiator and built in mirrored fronted sliding door wardrobes.

Bathroom




Bath with rainfall shower over, low level wc and wash basin. Chrome heated towel rail and two double glazed windows to side and rear.

Outside








Block paved driveway providing off street parking to the front. Generously sized, attractive rear garden mainly laid to lawn with paved and decked areas.

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.

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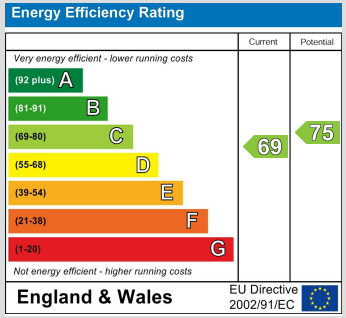
Fawcett Street Viewings

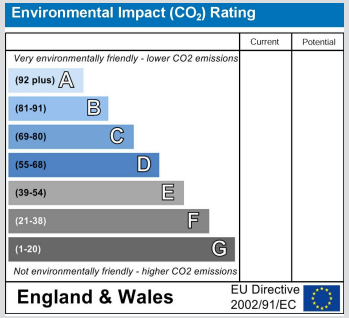
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

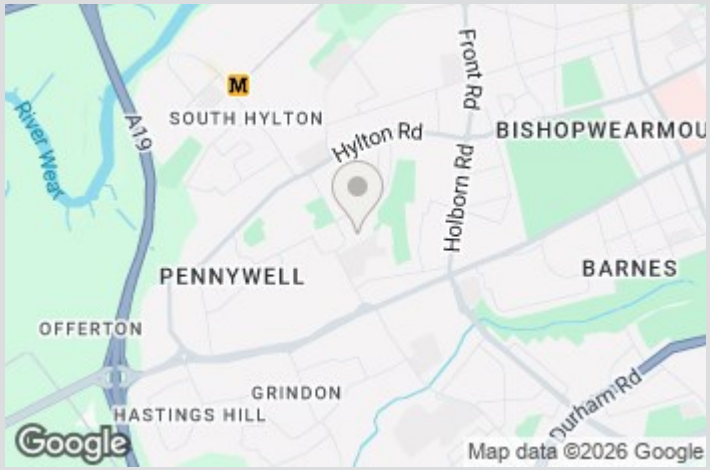
MAIN ROOMS AND DIMENSIONS

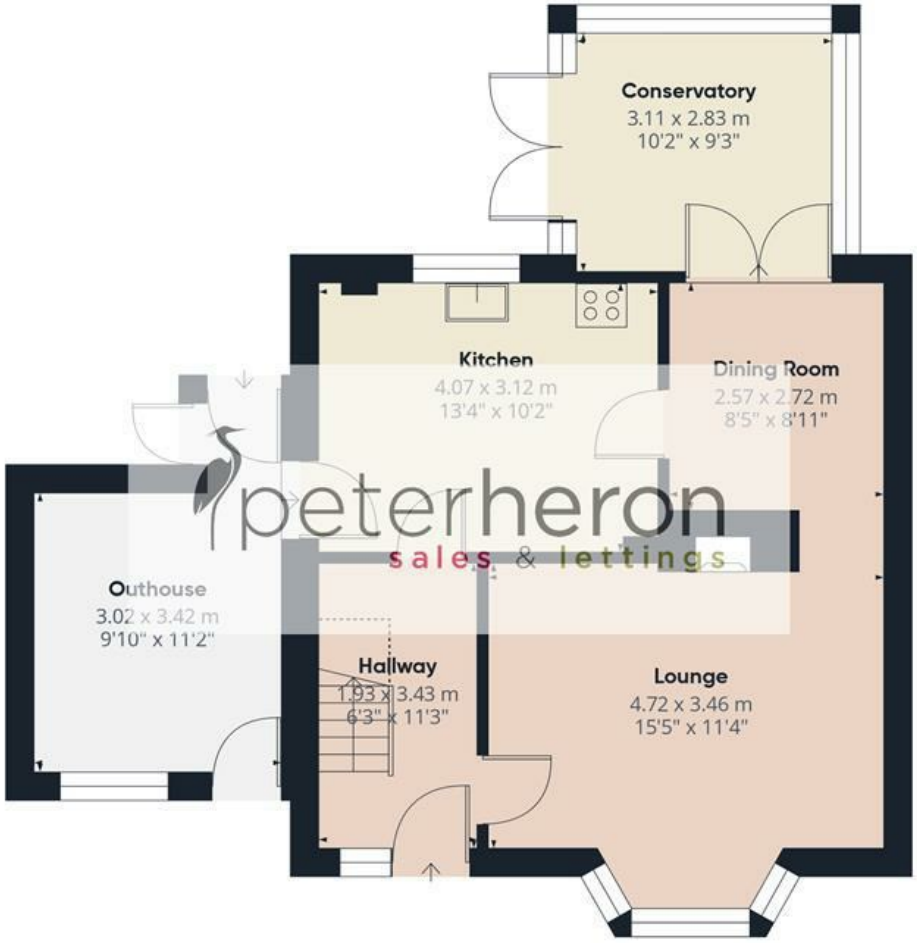
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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Ground Floor



First Floor



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Approximate total area(1)

106.2 m²

1143 ft²

Reduced headroom

0.6 m²

7 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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