

Leominster Road, Tunstall, Sunderland £199,950











An excellent opportunity to purchase this semi-detached home, requiring updating and modernisation, occupying a pleasant cul-de-sac position within this sought-after area of Tunstall. Internally the accommodation on the ground floor includes an entrance porch, hall with staircase to the first floor, two well-proportioned reception rooms and a kitchen whilst to the first floor there are three bedrooms, bathroom and separate wc. The property benefits from gas central heating, a driveway, single garage and gardens to the front and rear. This popular and convenient location is close to local amenities, shops and schools as well as offering links to surrounding areas. Available with no upper chain involved, we highly recommend early viewing to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Porch



Inner door to hallway.

Reception Hall




Stairs to first floor with storage under and radiator.

Lounge 10'8" x 10'11"




Double glazed bay window to front, radiator and electric fire.

Dining Room 10'9" x 14'3"





Double glazed window to rear, radiator and electric fire.

Kitchen 7'9" x 10'2"





Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and double drainer unit with mixer tap. Space for an oven, fridge freezer and washing machine. Double glazed window to rear and door to rear porch.

Rear Porch
Double glazed window and UPVC door to rear. Door to outhouse.

First Floor Landing



Double glazed window to side and access point to loft.

Bedroom 1 11'11" x 10'10"




Double glazed bay window to front and radiator.

Bedroom 2 12'0" x 10'9"




Double glazed window to rear, radiator and built in storage.

MAIN ROOMS AND DIMENSIONS

Bedroom 3 7'9" x 7'5"



Double glazed window to front and radiator.

Bathroom




Washbasin and bath with shower over, double glazed window and radiator.

Separate WC



Low level wc and double glazed window to rear.

Outside






Garden to the front with driveway leading to attached garage, whilst to the rear a mature lawned garden.

Garage 10'4" x 17'11"
Access via an up and over door. Double glazed window to rear.

Council Tax Band
The Council Tax Band is Band C.

Tenure Leasehold
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 8/9/1995 and the Ground Rent is £6.00pa.

Ground rent review period (year/month) - to be confirmed

Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

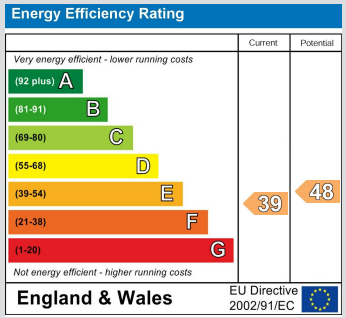
Important Notice - Particulars
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make 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.

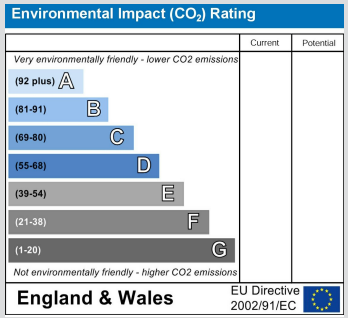
MAIN ROOMS AND DIMENSIONS

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.









peterheron sales & lettings

Approximate total area(1)

88 m²

948 ft²

Reduced headroom

0.2 m²

2 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.

GIRAFFE360