









This attractive three bedroom, two reception room end terrace home, provides spacious accommodation and enjoys a most convenient location. Internally there is a reception hall, lounge, sitting room and kitchen whilst to the first floor there are three bedrooms, shower room and separate WC. Externally there are beautiful mature gardens to the rear with patio seating area. The property is ideally placed for local amenities as well as providing easy access into Sunderland City Centre and to Sunderland Royal Hospital and offering excellent transport links. Available with immediate vacant possession and no upward chain, early viewing is highly recommended to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Reception Hall



Radiator and Stairs to first floor with storage under.

### Lounge 14'7" x 11'9"



Double glazed bay window to front, radiator and feature fireplace with gas fire.

### Sitting Room 12'11" x 11'6"



Double glazed window to rear, 2x radiators and feature fireplace with electric fire.

### Kitchen 8'10" x 5'8"



Wall and base units countertops over incorporating a single bowl stainless steel sink and drainer. Space for fridge freezer, washing machine and oven. Double glazed windows and UPVC door to rear.

### First Floor Landing



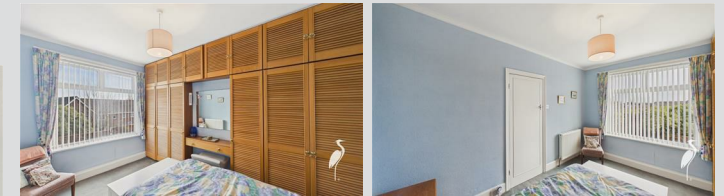
Radiator and access point to loft.

### Bedroom 1 12'2" x 11'5"



Double glazed window to front, radiator and storage cupboard.

### Bedroom 2 13'0" x 8'8"



Double glazed window to rear, double radiator and built in wardrobes.

### Bedroom 3 8'11" x 6'1"



Double glazed window to front and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Shower Room



Washbasin and walk in shower, chrome Heated towel rail and double glazed window.

## Separate WC



Low level WC, double glazed window.

## Outside



Town garden to the front, whilst to the rear an attractive lawned and block paved garden.

## Council Tax Band

The Council Tax Band is Band B.

## Important Notice - Particulars

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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

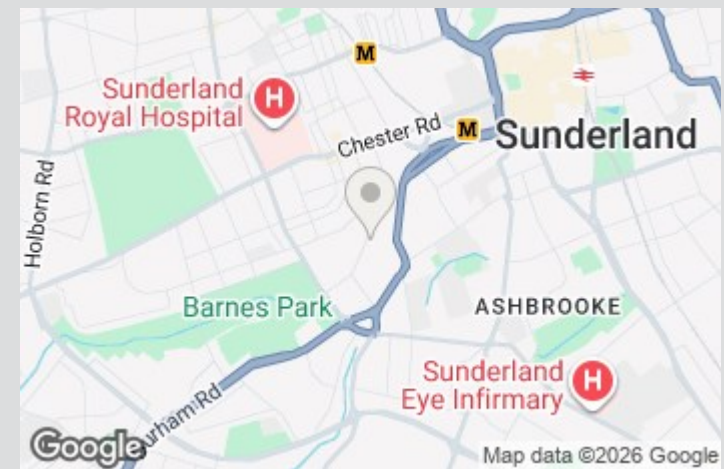
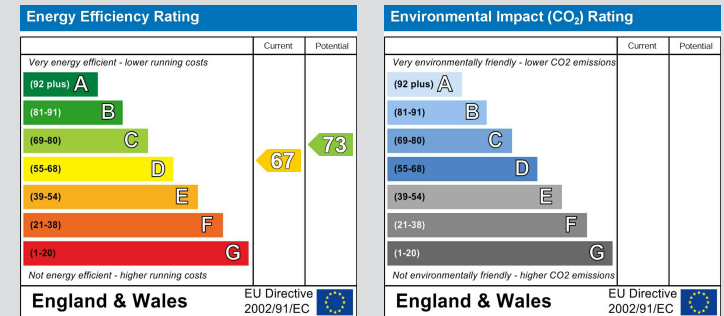
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

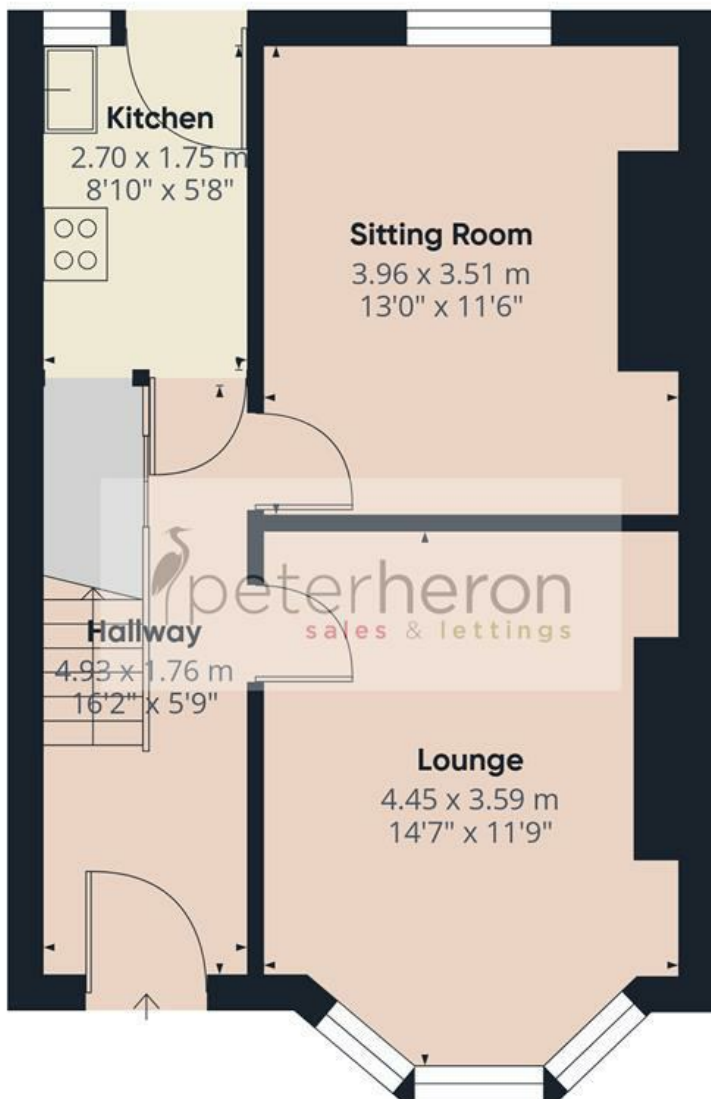
## Ombudsman

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

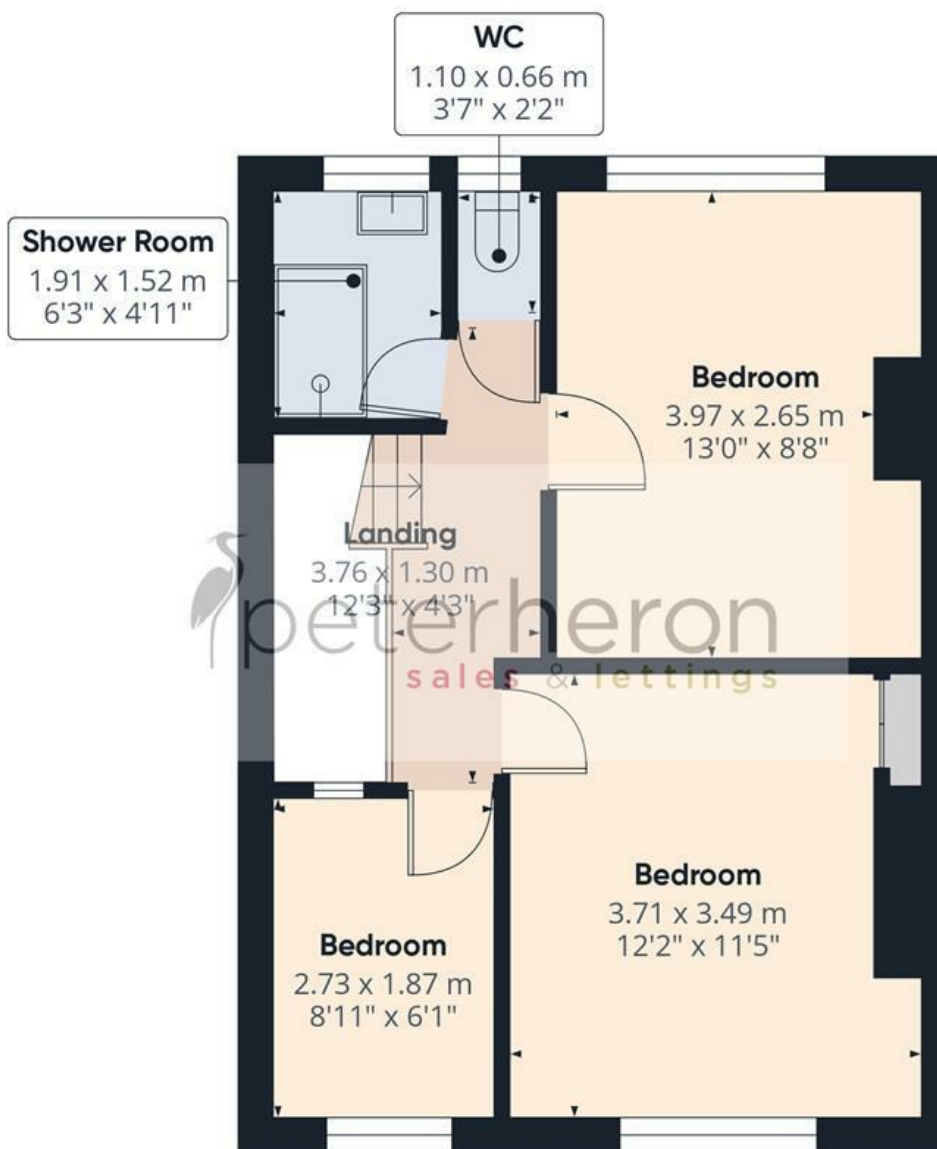


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Ground Floor



First Floor

Approximate total area<sup>(1)</sup>

78 m<sup>2</sup>  
840 ft<sup>2</sup>

(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.

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