









Available with no chain, this superb three bedroom mid link house situated in this popular residential area, finished to good standard throughout. Internally on the ground floor there is an entrance lobby, lounge, impressive modern breakfasting kitchen, ground floor wc, three first floor bedrooms and a bathroom/wc. Benefits of the property include double glazing, gas central heating and low maintenance gardens to the front and rear. Well placed for an excellent range of amenities, shops and schools, as well as offering access to Sunderland City Centre and major road links. Early viewing highly recommended to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

## Entrance Lobby

Staircase to first floor and door to lounge.

## Lounge 13'3" x 12'4"



Double glazed bay window to front, radiator, storage cupboard and door to kitchen.

## Kitchen 10'2" x 13'10"



Contemporary kitchen fitted with modern wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven and electric hob with, dishwasher, washing machine, fridge freezer. Wall mounted Baxi boiler concealed by matching cupboard. Two double glazed windows to the rear and radiator. Door to rear lobby.

Rear lobby

Storage cupboards and doors to the rear garden, kitchen and WC

## Rear Lobby

Storage cupboards.

## Ground Floor WC



Low level WC and, mini wash basin with mixer tap, double glazed frosted window to the side and radiator.

## First Floor Landing

Access point to loft and radiator.

## Bedroom 1 9'8" x 14'4"



Double glazed window to front, radiator and storage cupboard.

## Bedroom 2 13'8" x 8'3"



Double glazed window to the rear and radiator.

## Bedroom 3 7'1" x 9'4"



Double glazed window to the rear and radiator.

## Bathroom



Low level WC, washbasin, bath and walk in shower with electric shower, part tiled walls, radiator, frosted double glazed window to rear and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Lawned garden to the front and a low maintenance paved garden to the rear.

### 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.

### 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

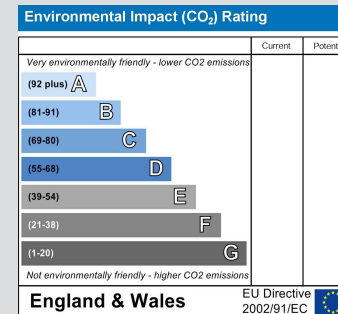
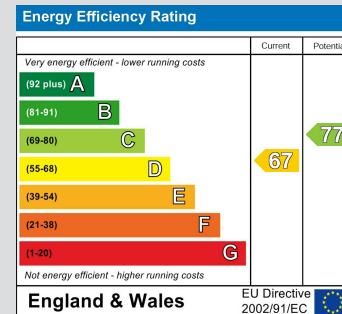
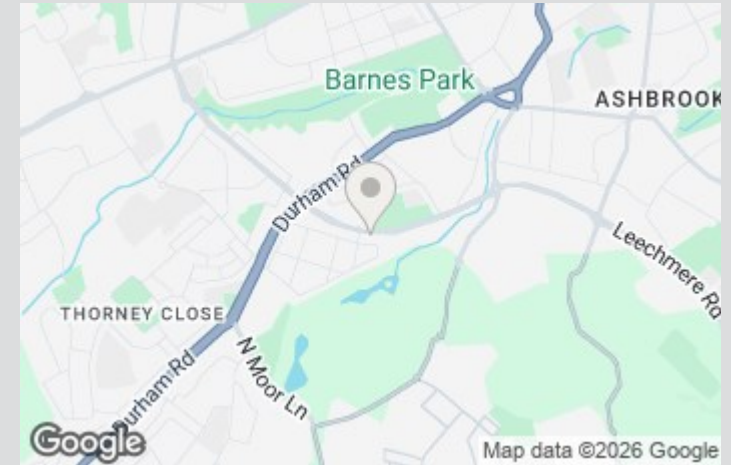
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

### Opening Times

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

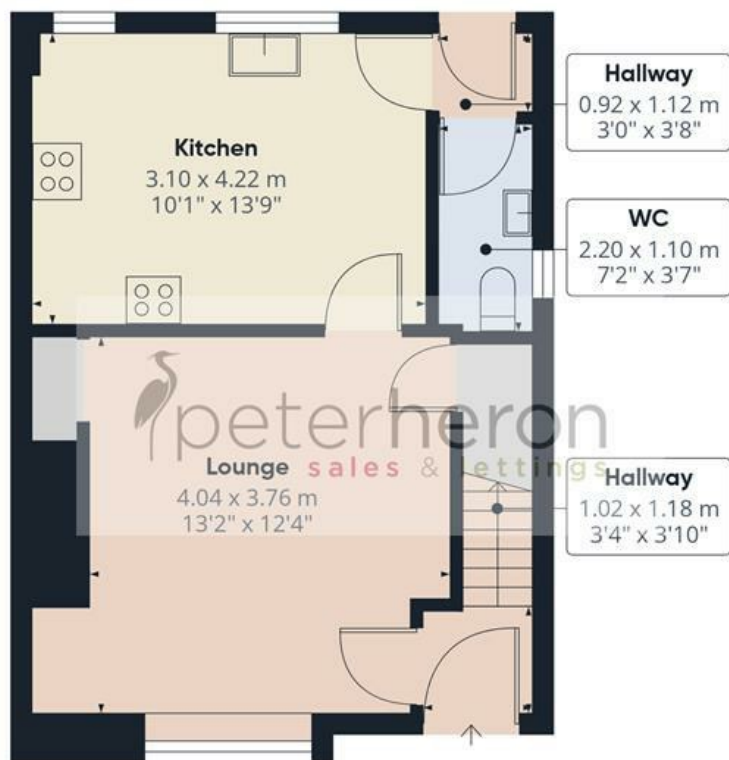
### Ombudsman

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



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Ground Floor



First Floor

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

76.8 m<sup>2</sup>

827 ft<sup>2</sup>

(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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