









This well presented three bedroomed mid terrace house is offered for sale with no upward chain. The accommodation is arranged over two floors and comprises entrance hall, lounge, dining room, modern kitchen, three bedrooms and a bathroom all benefiting from UPVC double glazing and gas central heating. Externally there is a low maintenance garden to the rear with double gates providing off street parking. Situated in the popular residential area of Carley Hill, the property is ideally located for all amenities, excellent transport links to Sunderland City Centre and local road networks. Early viewing is recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall



Stairs to first floor with storage under and radiator.

Lounge 11'9" x 13'6"



Double glazed bay window to front, radiator and feature fireplace. Open plan into dining room.

Dining Room 9'11" x 8'9"



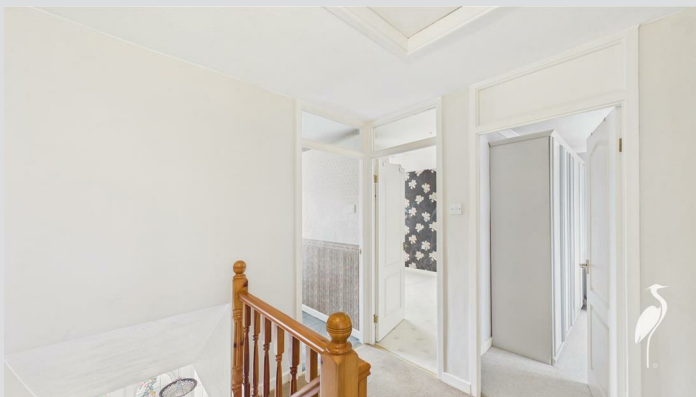
Double glazed window to rear, radiator and door to kitchen.

Kitchen 7'7" x 8'9"



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

First Floor Landing



Access point to loft.

Bedroom 1 10'6" x 12'9"



Double glazed window to front and radiator.

Bedroom 2 10'2" x 9'11"



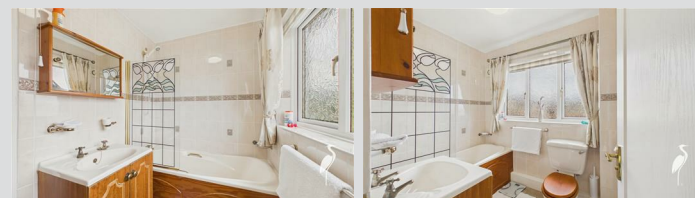
Double glazed window to rear, built in wardrobes and radiator.

Bedroom 3 7'9" x 9'9"



Double glazed window to front, radiator and built in wardrobes and storage cupboard.

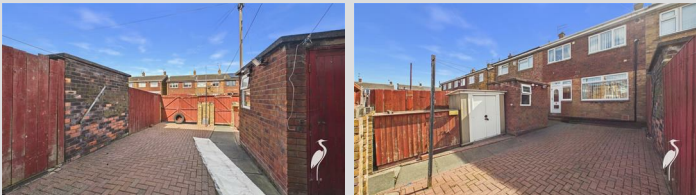
Bathroom



Bath with shower over, low level wc and wash basin set into vanity unit. Radiator and double glazed window to rear.

MAIN ROOMS AND DIMENSIONS

Outside



Block paved garden to the rear with gated driveway.

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:-
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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.

Sea Road Viewings

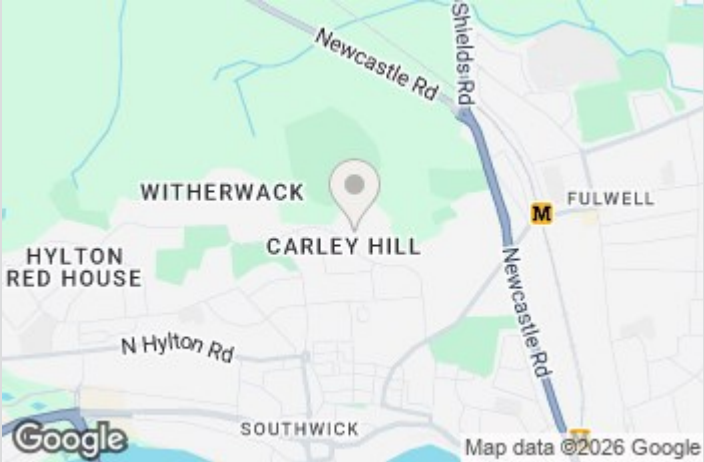
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

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.

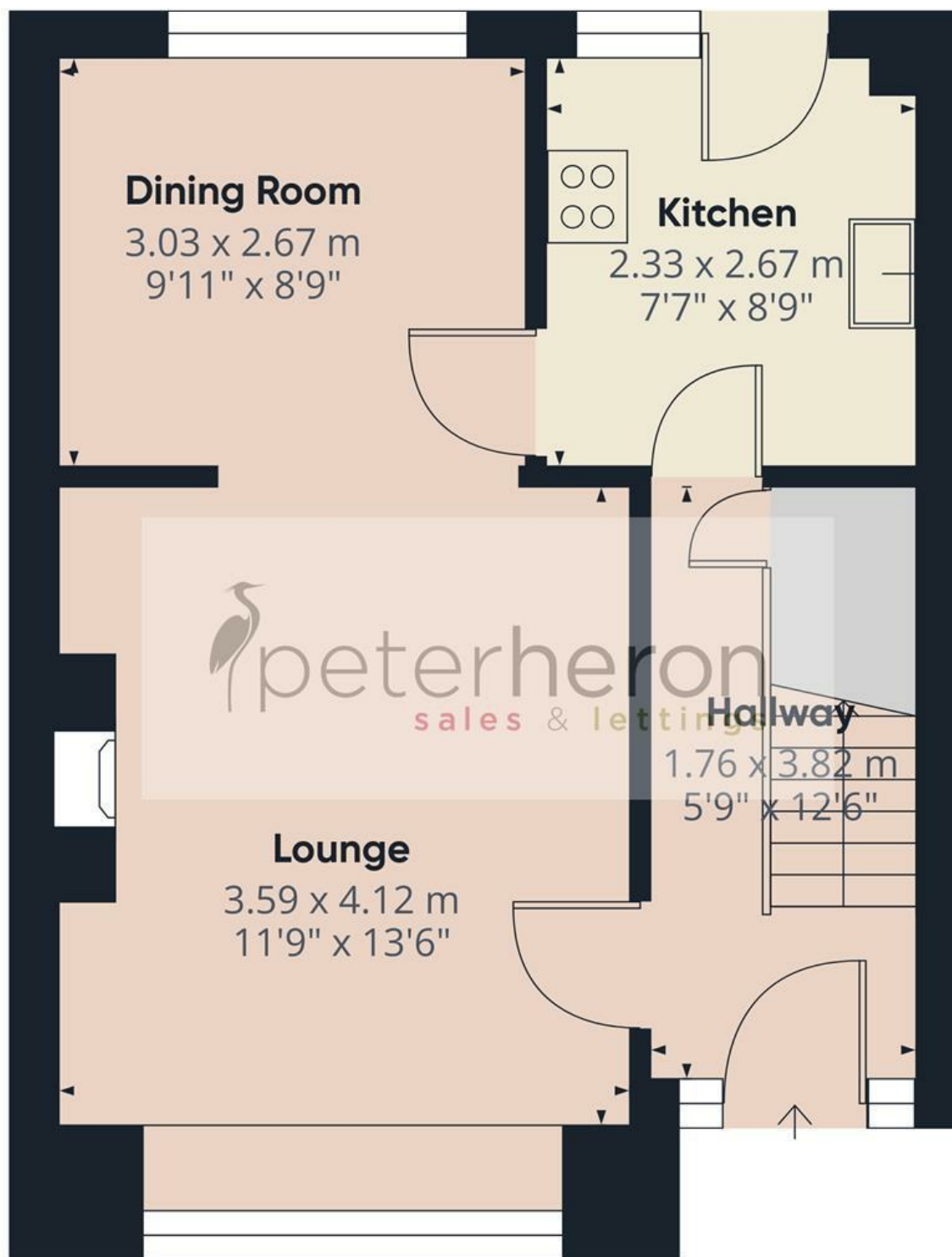


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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Approximate total area⁽¹⁾

37.3 m²

401 ft²

(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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