









This spacious three bedroom semi detached home boasts generous rear gardens and is available with no upward chain! In need of general updating and modernising but priced accordingly, the internal accommodation feature entrance hall, lounge, conservatory, kitchen/diner, outhouse, three first floor bedrooms and a shower room/WC. Situated in this popular residential street close to Herrington Country Park and easy reach to Doxford International Business park. With easy access to the A19, Sunderland City Centre, Durham City and Newcastle Upon Tyne. Early viewing is highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall



Double Radiator, stairs to first floor and door to lounge.

Lounge 10'7" x 15'10"



Two double radiators, feature fireplace and double doors to conservatory. Door to kitchen.

Conservatory 11'11" x 8'2"



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

Kitchen/Diner



Range of wall and base units with countertops over

incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated wall vent with electric hob and hood. Space for a fridge freezer and washing machine. Double radiator, two double glazed windows to side and door to outhouse.

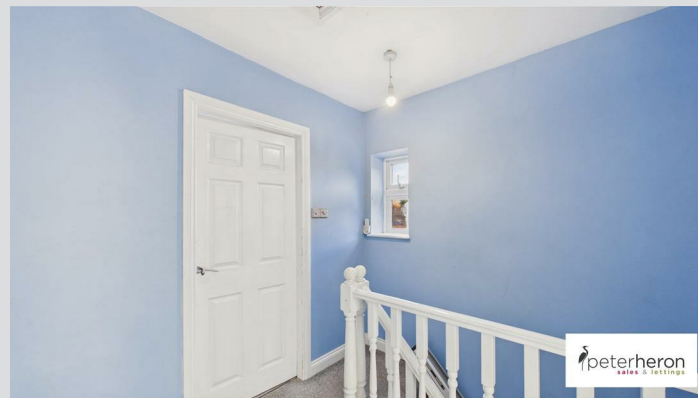
Outhouse

Two store cupboards, UPVC door to front and UPVC door to store room.

Store Room

Double glazed window.

First Floor Landing



Access point to loft and double glazed window.

Bedroom 1 7'6" x 15'1"



Double glazed window to front, storage cupboard and radiator.

Bedroom 2 10'5" x 12'9"



Double glazed window to rear and radiator.

Bedroom 3 6'9" x 6'11"



Double glazed window to rear, storage cupboard and radiator.

Shower Room



Walk in waterfall shower, vanity unit comprising low level wc and wash basin. Double glazed window to front and chrome heated towel rail.

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MAIN ROOMS AND DIMENSIONS

Outside



Generous rear gardens mainly laid to lawn with mature trees and planting, side access gate to the front garden.

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

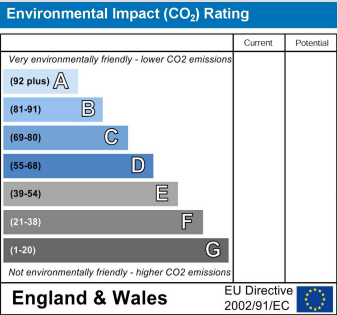
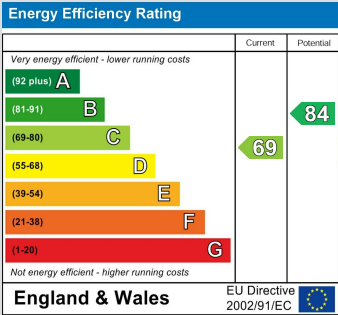
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

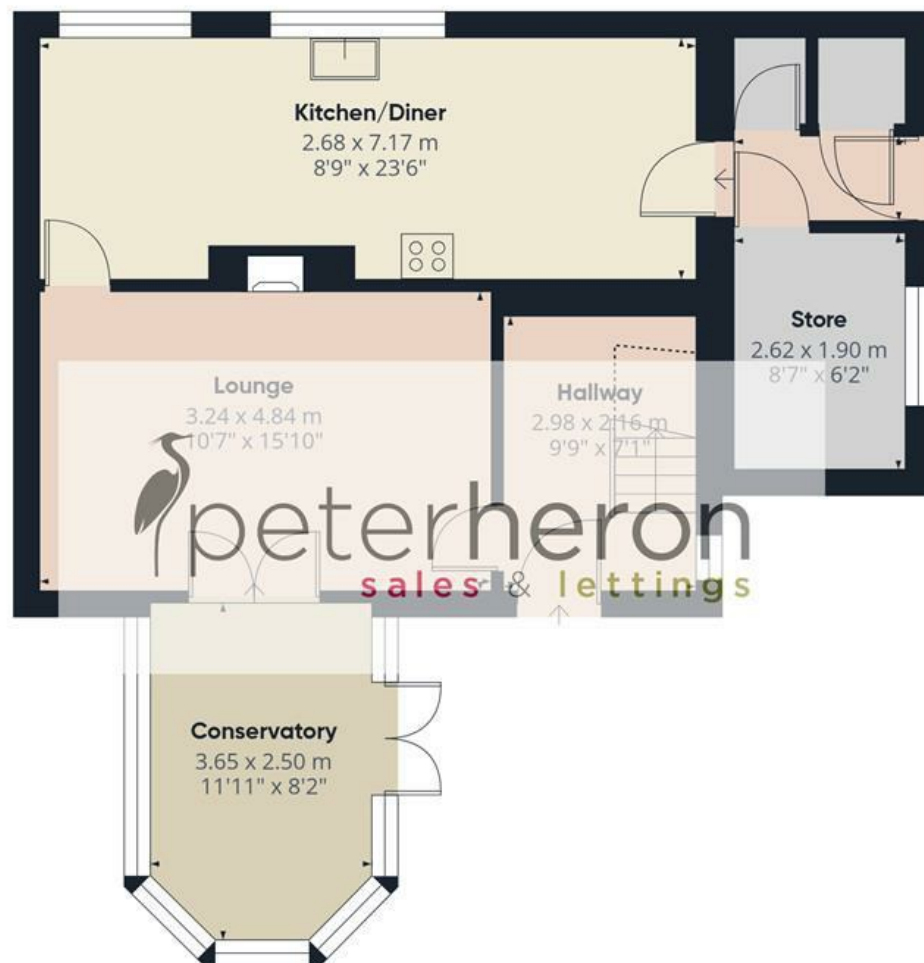
Ombudsman

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

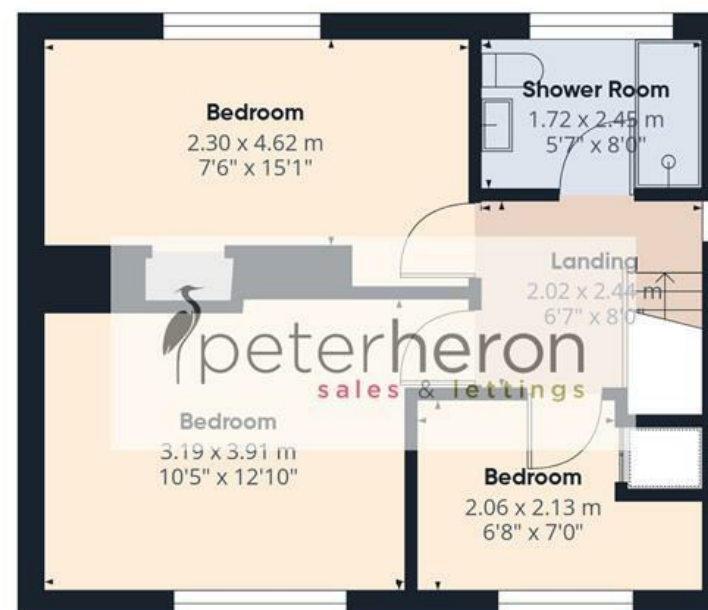


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Ground Floor



First Floor

Approximate total area⁽¹⁾

96.9 m²

1043 ft²

Reduced headroom

1 m²

11 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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