



Peter Heron
Residential Sales & Lettings



HUDLESTON RISE, ST PETERS, SUNDERLAND

£160,000





The chick is jumping
around the flower.
Michael



This beautifully presented three bedroom semi detached home truly is a credit to its current owners and is not to be missed. The well proportioned accommodation is arranged over two floors and comprises entrance hall, cloakroom, lounge, dining kitchen, conservatory, three bedrooms and bathroom all benefiting from UPVC double glazing and gas central heating. Externally there are gardens to the front and rear along with a double width driveway. The property is situated on the popular St Peters Riverside development and is ideally located for all amenities, close to good schools and boasts excellent transport links to Sunderland city centre and wider road networks. Early viewing is a must.

MAIN ROOMS AND DIMENSIONS

Entrance Hall

UPVC double glazed entrance door, timber glazed door leading to Lounge and cloakroom.

Cloakroom 4'0" X 3'10" (1.22m X 1.17m)

WC, wash hand basin, UPVC double glazed window to the front and radiator.



Dining Kitchen 17'9" X 9'6" (5.41m X 2.90m)

Fitted with a range of wall and base units, worktops, inset sink, splashback tiling, gas hob, electric oven, extractor fan, integrated dishwasher, integrated fridge, integrated freezer, radiator, UPVC double glazed window to the rear and UPVC double glazed french doors leading to the conservatory.



Dining Kitchen



Conservatory 10'4" X 8'5" (3.15m X 2.57m)
UPVC double glazed french doors leading to outside and laminate flooring.



First Floor

Landing
With loft access and doors leading to the bedrooms and bathroom.

Bedroom 1 11'7" X 10'7" (3.53m X 3.23m)
UPVC double glazed window to the rear and radiator.



Bedroom 2 10'4" X 8'8" (3.15m X 2.64m)
UPVC double glazed window to the front and radiator.



Bedroom 3 8'10" X 7'6" (2.69m X 2.29m)
UPVC double glazed window to the front and radiator.



Bathroom 6'9" X 5'11" (2.06m X 1.80m)
Bath with shower over, WC, wash hand basin, wall tiling, floor tiling, UPVC double glazed window to the rear and ladder radiator.



Externally

To the front of the property there is a double width block paved driveway and enclosed garden. To the rear of the property there is an enclosed garden which incorporates lawn, decked and block paved patio area.



Important Notice

Items described in these particulars are included in the sale, all other items are specifically excluded. We

are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect. 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.

Tenure

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Viewing

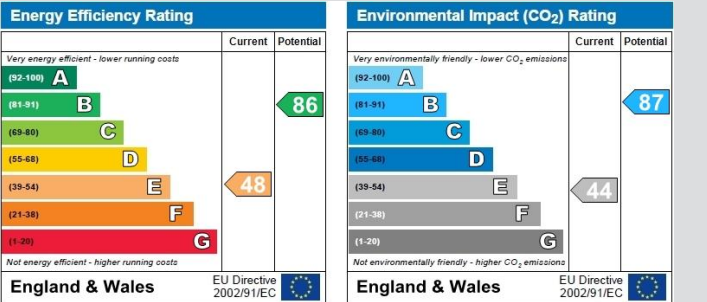
To arrange an appointment to view this property contact our Sea Road branch on 0191 5103323, Option 2.

Opening Hours

Monday to Friday 9.00am - 6.00pm Saturday 9.00am - 1.00pm

Ombudsman

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



Visit or call 0191 510 3323