

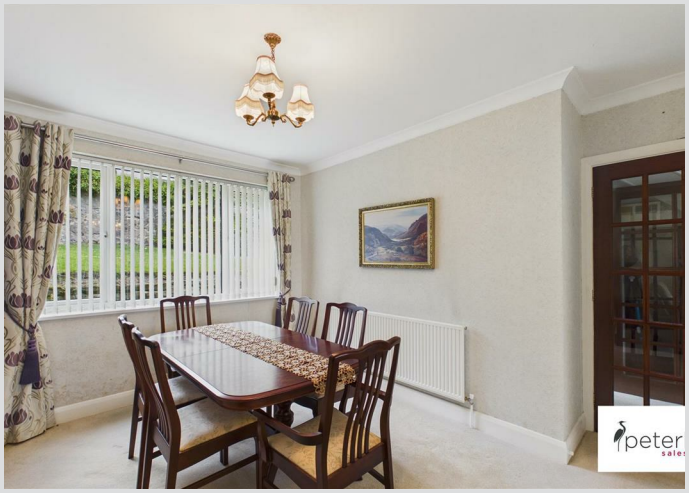
Highside Drive, Humbledon, Sunderland

£194,950











An attractive three-bedroom semi-detached home, ideally positioned within this ever-popular residential area and offered with immediate vacant possession and no upper chain involved.

The well-proportioned accommodation comprises an entrance hall with staircase to the first floor, two generous reception rooms and a fitted kitchen. To the first floor there are three bedrooms together with a modern shower room/WC.

Externally, the property benefits from superb, beautifully maintained gardens to both the front and rear, along with a driveway providing off-street parking and a garage.

Occupying a popular and convenient location, the property is well placed for a range of local amenities, shops and schools, while excellent transport links provide easy access to Sunderland and the surrounding areas.

Early viewing is highly recommended to appreciate the accommodation, gardens and location on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Hall




Radiator and stairs to first floor with storage under.

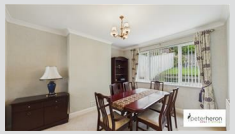
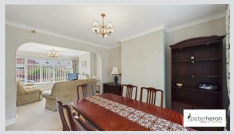
Lounge





Double glazed window to front, radiator and feature fireplace. Opening into dining room.

Dining Room


Double glazed window to rear and radiator.

Kitchen






Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Space for an oven, fridge freezer, washing machine and tumble dryer. Radiator, two seater breakfast bar, two double glazed windows and UPVC door to rear.

First Floor Landing



Double glazed window to side and access point to loft.

Bedroom 1




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

Bedroom 2




Double glazed window to rear, storage cupboard, built in mirrored fronted sliding door wardrobes and radiator.

Bedroom 3




Double glazed window to front and radiator.

Shower Room




Shower cubicle, low level wc and wash basin set into vanity unit. Radiator and two double glazed windows to rear.

Outside





MAIN ROOMS AND DIMENSIONS

Council Tax Band
The Council Tax Band is Band C.

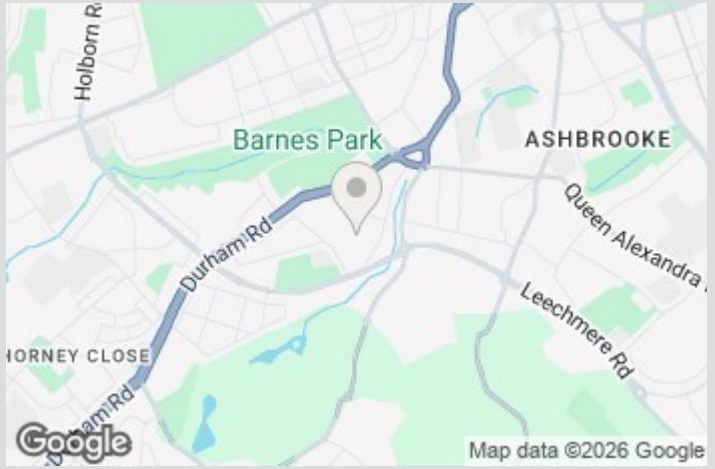
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

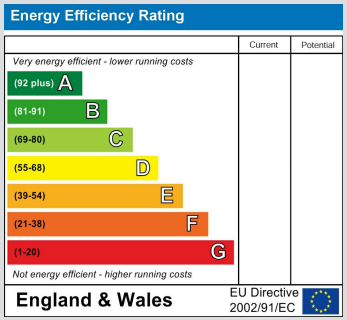
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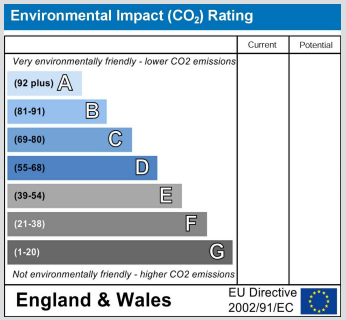
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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

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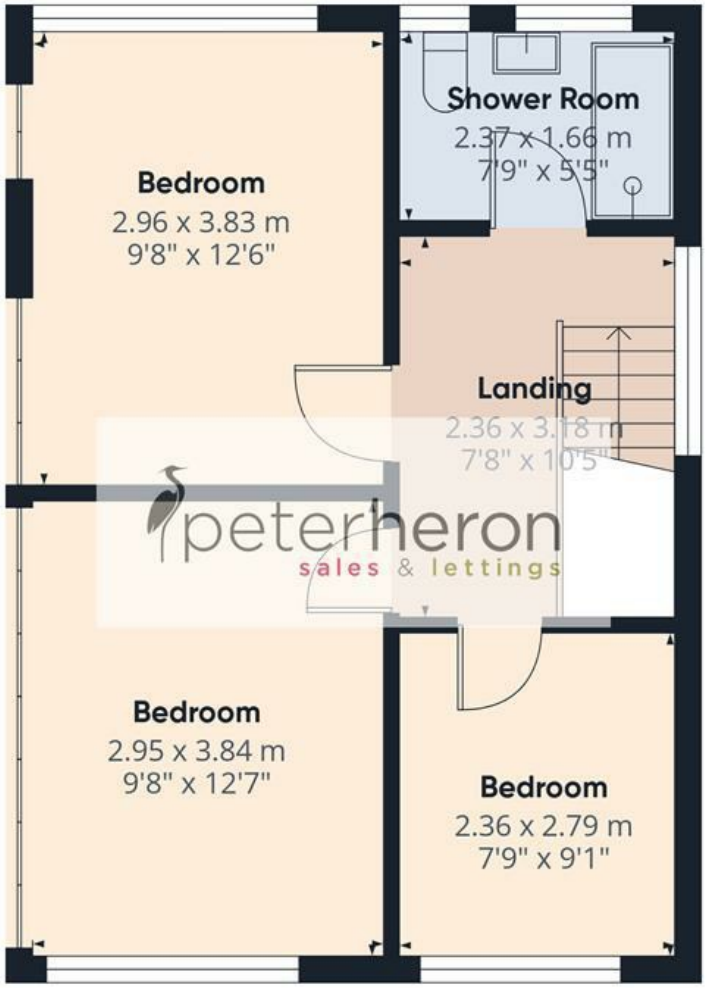




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Ground Floor



First Floor

Approximate total area(1)

99.9 m²

1077 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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