









This well presented accommodation is ideally located in the popular Wear View area of Sunderland. Available with no upward chain, the property comprises an impressive lounge and spacious kitchen/dining area with features such as under-cupboard lighting and glass fronted display cabinets, as well as two good sized bedrooms, a modern bathroom suite equip with a Jacuzzi bath and a spacious loft. This tasteful property also benefits from gardens to the front and rear as well as a separate garage and parking area. Well placed for the A19 and all major road links through to the City centre, the property is ideal for access to Nissan and Doxford International Business Park. Early viewings are highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door to

Entrance Porch

With door to the lounge.

Lounge 19'9" x 11'10"



Double radiator, double glazed French patio doors to front, staircase to first floor and door to cloakroom and kitchen.

Kitchen/Diner 11'9" x 17'4"



Range of fitted wood effect wall and base units with wood effect countertops over, incorporating stainless steel single sink and drainer, integrated electric oven and hob with overhead fan, under cupboard lighting, glass front display cabinets with lights, part tiled walls, patio French doors to rear garden and space for a washing machine and fridge freezer.

First Floor Landing

Bedroom 1 10'9" x 11'10"



Double glazed window to the front and a radiator.

Bedroom 2 11'7" x 8'0"



Double glazed window to the front, double radiator, integrated shelving, staircase to loft space.

Bathroom



Low level WC, wash hand basin and vanity unit, marble tiled walls and flooring, marble tiled panelled Jacuzzi bath with overhead shower, chrome heated towel rail.

Loft Space 10'8" x 6'2" approx. as sloping ceiling



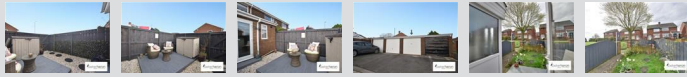
Velux window, double radiator.

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MAIN ROOMS AND DIMENSIONS

Outside



Impressive views, to the rear there is a decked and gravelled area with gate to private parking and garage, to the front there is a good sized grass and block paved area with decking.

Council Tax Band

The Council Tax Band is Band B

Tenure Freehold

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

Important Notice Part 1

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. 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 £179.00 by Movewithus Ltd. 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.

Important Notice Part 2

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.

Sea Road Viewings

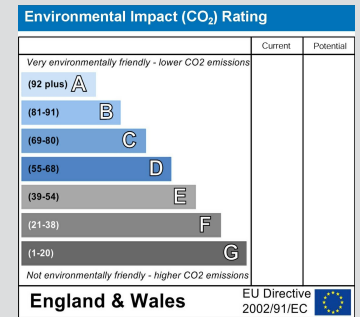
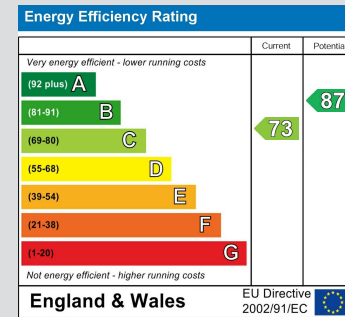
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

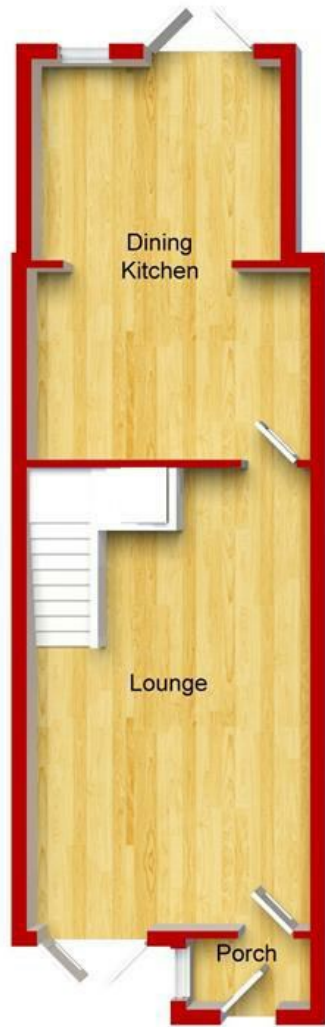
Ombudsman

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
Approximate Floor Area
(39.89 sq.m)



First Floor
Approximate Floor Area
(30.54 sq.m)



Top Floor
Approximate Floor Area
(14.50 sq.m)

