









This beautifully presented two bedroomed mid terraced property boasts the addition of a conservatory and has been recently refurbished throughout by its current owners. The accommodation has a contemporary and airy feel throughout and comprises entrance porch, lounge, dining kitchen, conservatory, two bedrooms and a recently refitted bathroom all benefiting from UPVC double glazing and gas central heating with recently installed combination boiler. Externally there is an enclosed garden to the front and an enclosed south facing garden to the rear along with off street parking. Situated in the popular residential area of Roker and is just a short walk from Roker Park, ideally located for all amenities, close to excellent schools and has fantastic transport links to Sunderland City Centre and local road networks. Early viewing is recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed door to

Entrance porch

Storage cupboard, timber/glazed door to

Lounge 13'5" x 12'4"



UPVC double glazed bay window to front, stairs to first floor and radiator.

Dining Kitchen 13'5" x 8'11"



Fitted with a range of wall and base units, worktops, inset sink, tiled splashbacks, extractor fan, radiator, UPVC double glazed window to rear, UPVC double glazed door leading to

Conservatory 8'5" x 6'0"



UPVC double glazed French doors leading to outside.

First Floor Landing

Loft access, built in storage cupboard.

Bedroom 1 13'8" x 9'3"



UPVC double glazed window to front and radiator.

Bedroom 2 8'11" x 7'8"



UPVC double glazed window to rear and radiator.

Bathroom



Recently refitted with WC, washbasin and bath with shower over, tiled walls, tiled floor, UPVC double glazed window to rear and ladder radiator, extractor fan.

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MAIN ROOMS AND DIMENSIONS

Outside



Low maintenance enclosed garden to front with pathway leading to front door. To the rear an enclosed block paved yard with electric roller shutter door providing secure off street parking.

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

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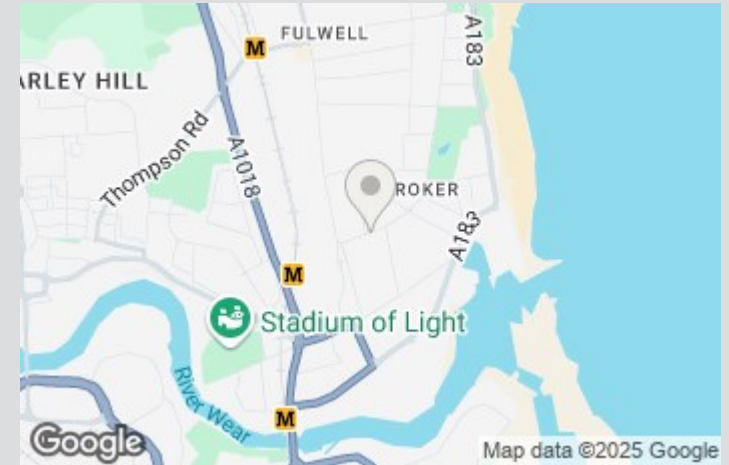
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

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		
England & Wales	EU Directive 2002/91/EC	

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		
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Not environmentally friendly - higher CO ₂ emissions		
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