









Available with immediate vacant possession and no upward chain, this popularly situated two bedroom end terraced home with a drive to the front and south facing gardens to the rear overlooking school playing fields sits within the south after Lower Redhouse estate central to the City Centre, A19 and Coast. Perfect for first time buyers and investors alike, the property internally comprises entrance lobby, living room, kitchen/diner, two bedrooms and a bathroom. Benefiting from gas central heating and UPVC double glazing, the property is just a short walk from good schools and is particularly ideal for Nissan, Doxford International Business Park and Amazon workers. Immediate internal inspection is highly recommended to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed feature door to

## Entrance Hall

Double radiator, stairs to first floor.

## Living Room 12'7" x 12'6"



UPVC double glazed oriel bay window to front elevation, gas fire, coved cornicing to ceiling, wall light, under stairs storage cupboard, part glazed door to kitchen diner.

## Kitchen/Diner 4'4" x 15'10"



Base and eye level Units with stone coloured working surfaces incorporating a sink unit with pedestal mixer tap, space for electric cooker and fridge freezer, space and plumbing for washing machine, UPVC double glazed windows to rear elevation and door leading out into rear gardens, double radiator.

## Dining Area

## First Floor Landing

Access point to loft.

## Bedroom 1 (front) 9'8" x 12'10"



UPVC double glazed oriel bay window to front elevation, double radiator, built in cupboard with fitted shelving and wall mounted gas combination boiler serving hot water and radiators.

## Bedroom 2 (rear) 7'9" x 9'2"



UPVC double glazed window to rear elevation taking in superb panoramic views including the Spire bridge and Stadium of Light, double radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, pedestal wash basin and panel bath with overhead electric shower and glass screen - white suite with wall tiles, UPVC double glazed window, double radiator.

## Outside



Landscape gardens to the front with a drive access via double wrought iron gates, side passage with single gate lading to south facing rear gardens over looking school playing fields to the rear.

### 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 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

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# MAIN ROOMS AND DIMENSIONS

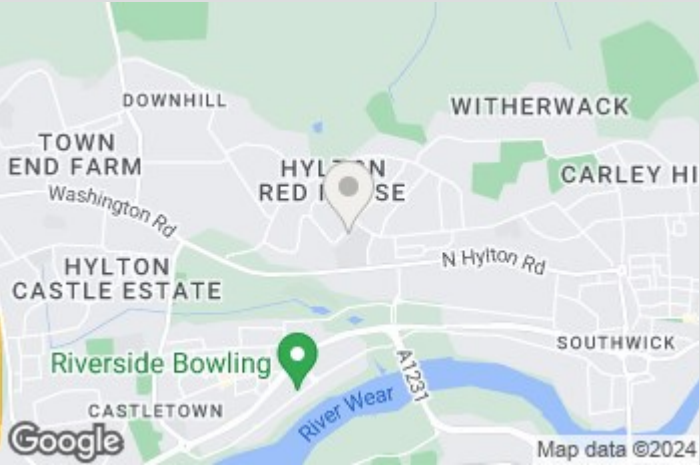
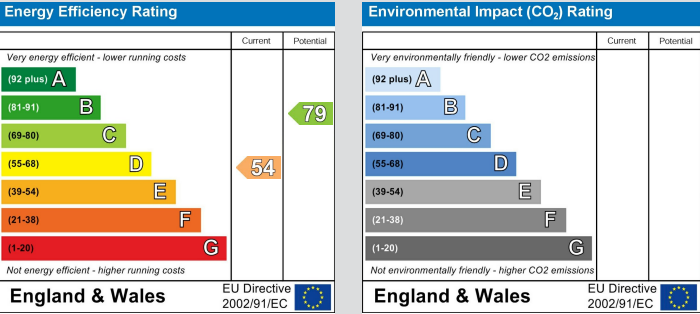
contact our Fawcett Street branch on 0191 510 6116 or  
book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

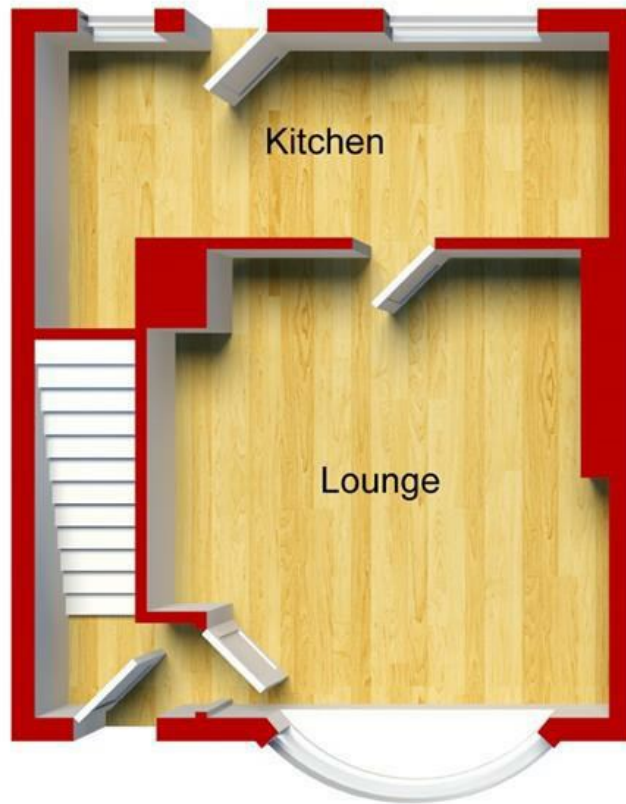
## Ombudsman

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  
(28.29 sq.m)



First Floor  
Approximate Floor Area  
(28.29 sq.m)

