



Clovelly Road, Hylton Castle, Sunderland

£90,000







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An attractive, larger style two semi-detached home, occupying a pleasant position overlooking a small green to the front. Internally the accommodation on the ground floor includes a hall with staircase to the first floor, lounge and a kitchen / diner. On the first floor there are two well-proportioned bedrooms and a bathroom/wc. Benefits of the property include a gas central heating to radiators, double glazing and gardens to the front and rear. Situated within the popular area of Hylton Castle, the property is ideally placed for local amenities, shops and schools as well as offering excellent transport connections to Sunderland City Centre, Doxford International Business Park, Nissan and major road connections including the A19. With immediate vacant possession no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Hallway

There is a radiator, a double glazed window and a staircase to the first floor.

Lounge 9'6" x 11'10"



With a double glazed bow window to the front, radiator and the room opens through to the kitchen/diner.

Kitchen/Diner 17'2" x 7'10" extending to 9'2"



Kitchen is fitted with wall and base units with a sink and drainer, integrated appliances include an oven and hob, space has been provided for the inclusion of a fridge freezer and a washing machine, there is a radiator, double glazed bow window to the rear and a further standard double glazed window to the rear, there is a double glazed door to the rear garden.

First Floor Landing

With a double glazed window to the side, loft access hatch and doors to the two bedrooms and bathroom.

Bedroom 1 14'1" x 10'0"



Double glazed window to the front, a radiator and a built in cupboard providing storage space and housing the boiler.

Bedroom 2 10'2" x 10'4"



Double glazed window to the rear and a radiator.

Bathroom



Low level WC, pedestal wash hand basin and panel bath with shower attachment, there is a radiator and double glazed window.

Outside



Gardens to the front and rear.

Tenure Freehold

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

Council Tax Band

The Council Tax Band is Band A.

Important Notice Part 1

Items described in these particulars are included in the

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MAIN ROOMS AND DIMENSIONS

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.

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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

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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



