









A superb two bedroom semi detached home occupying a corner plot within the highly desirable suburb of Redhouse. Internally the well presented accommodation comprises entrance porch, lounge, open plan kitchen/diner, storage room, two double first floor bedrooms and a bathroom/wc. Externally there are gardens to the front, side and rear. Benefiting from gas central heating and double glazing, the property enjoys a central situation within easy reach of Sunderland City centre, the A19 and coast. Internal inspection is strongly urged to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Accessed via a UPVC entrance door.

## Entrance Porch

Double glazed windows and UPVC door leading into the lounge.

## Lounge 15'8" x 9'4"



Double glazed window to the front elevation, radiator, and electric fire. Stairs to the first floor.

## Kitchen/Diner 18'7" x 8'10"



Fitted with a range of wall and base units with worktops over, incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven with gas hob and extractor hood. Space for a fridge freezer and washing machine. Two radiators and two double glazed windows to the rear elevation. Door leading to the rear hall.

## Rear Hall



Radiator and UPVC door providing access to the rear garden. Door to storage room.

## Storage Room 6'2" x 12'4"



Originally the coal house and currently used as a storage room. Double glazed window to the rear elevation and radiator.

## First Floor



Access point to loft and double glazed window to the side.

## Bedroom 1 13'2" x 8'3"



Double glazed window to the front elevation, radiator, and built-in sliding door wardrobes.

## Bedroom 2 10'4" x 9'0"



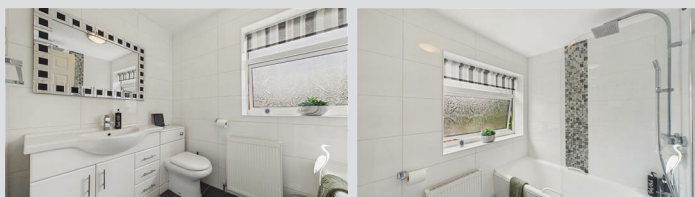
Double glazed window to the rear elevation, radiator, and built-in storage cupboard.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Fitted with a bath featuring a dual-head waterfall shower over, along with a vanity unit incorporating a low-level WC and wash hand basin. Double glazed window to the rear elevation and radiator.

## Outside



Generously sized corner plot with a front garden laid mainly to lawn. Low-maintenance rear garden with paved and astro-turfed areas, featuring a 10ft x 8ft metal shed.

## Tenure FH

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 is Band A.

## Important Notice

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

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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 £300.00 by Movewithus Ltd.

## Viewings Srd

To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

## Opening Times

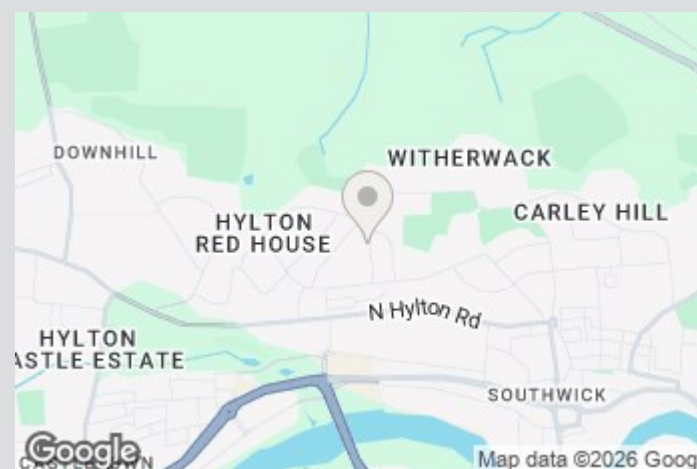
Monday - Friday 9.00am to 5.00pm  
Saturday 9.00am to 12noon

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

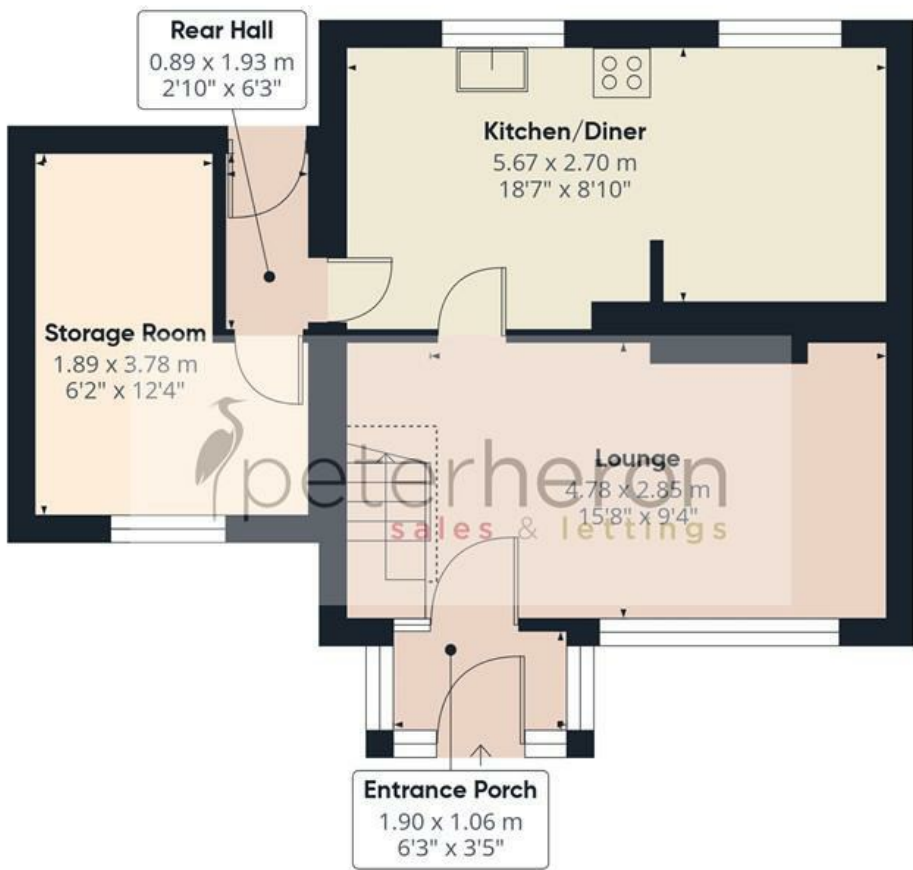
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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Ground Floor



First Floor

Approximate total area<sup>(1)</sup>

74.5 m<sup>2</sup>

802 ft<sup>2</sup>

Reduced headroom

1.5 m<sup>2</sup>

16 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

