









A superb, larger style two double bedroom semi-detached home, featuring a generous garden and a stylish, contemporary interior within this popular location. Internally the well-appointed accommodation on the ground floor includes an attractive lounge that opens through to a contemporary kitchen / diner with French doors leading out to the rear garden. On the first floor there are two well-proportioned bedrooms and a modern bathroom/wc. The property is well placed for Sunderland City Centre and within easy reach of the A19, Doxford International Business Park and Nissan, as well as providing an excellent range of local amenities, including shops and schools. We highly advise early viewing!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door to

Lounge 17'3" x 12'0"



Spacious lounge with a double glazed bay window to the front and a frosted window to the side, double radiator and stairs to the first floor with understairs storage. Open plan into kitchen/diner.

Kitchen/Diner 17'2" x 7'9"



Range of wall and base units with wooden working surfaces over incorporating a single bowl sink and drainer with mixer tap. Integrated appliances include a fridge freezer, oven and hob, and an overhead extractor fan. Space has been provided for a washing machine, radiator, double glazed window and UPVC French door to the rear garden.

First Floor Landing

Double glazed window and access to loft via a loft hatch.

Bedroom 1 14'0" x 10'0"



Double glazed window to the front, radiator and storage cupboard.

Bedroom 2 10'7" x 10'2"



Double glazed window to the rear and radiator.

Bathroom



Low level WC, washbasin and bath with shower, chrome heated towel rail and double glazed frosted window to the rear.

Outside



Low maintenance front garden and deceptively spacious rear garden with lawn and block paved areas.

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.

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

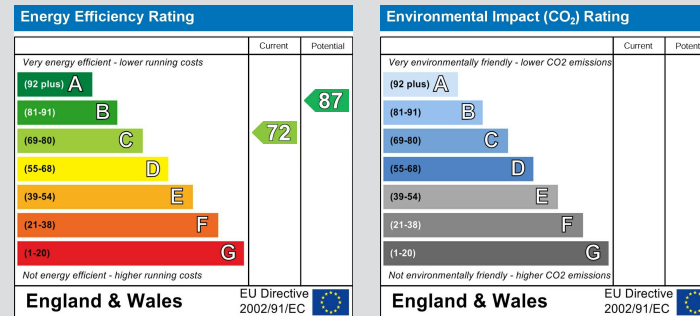
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

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