









An upgraded and much improved two bedroom first floor flat with a beautifully presented interior. Internally the stylish accommodation includes reception landing, lounge, an impressive modern fitted kitchen, contemporary bathroom/wc and two bedrooms. Externally there is a pleasant private courtyard to the rear with useful built in storage. Benefits of the property include double glazed windows and gas central heating to radiators. The current owners have made many impressive internal upgrades as well as having the main roof replaced. This location is ideal for access to local shops and schools, as well as the sea front, Roker Park and excellent transport connections. Viewing essential to appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door at ground floor level with a staircase leading up to the first floor accommodation.

Landing

With doors leading of to the lounge and two bedrooms.

Lounge 13'6" x 10'11"



With a double glazed window to the rear, a radiator and built in cabinets and shelving into the alcoves, doors lead off to the kitchen and bathroom.

Kitchen 9'7" x 8'0"



The kitchen is fitted with an excellent range of impressive units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit. Integrated appliances include an electric oven and electric hob, dishwasher and fridge freezer. There is a radiator and double glazed windows to the rear.

Bathroom



Fitted with a contemporary suite comprising of a low level WC with concealed cistern, wash hand basin set into vanity unit and a panel bath with shower attachment. There is a radiator, double glazed window, chrome electric ladder heated towel rail and washing machine. A door leads to the rear staircase that leads down to the back door that provides access out to the private rear yard.

Bedroom 1 12'10" x 12'9" into alcove



With two double glazed windows to the front, a radiator and an attractive, decorative period fireplace. The bed and wardrobes are included in the sale.

Bedroom 2 8'10" x 7'11"



Double glazed window to the front and a radiator.

Outside



The property benefits from a private yard to the rear with a useful built in storage area and a gated access leading out onto the rear service lane.

Loft

A partly floored out loft space with a pull down ladder.

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Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are 996 remaining on the lease. There is no ground rent to pay.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band A.

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Sea Road Viewings

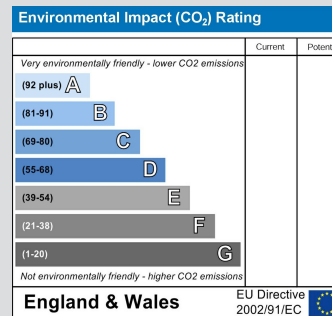
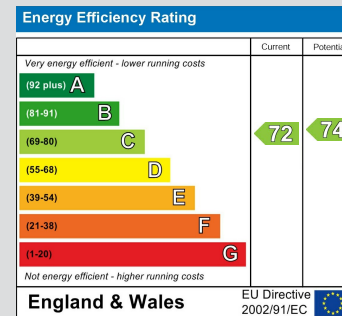
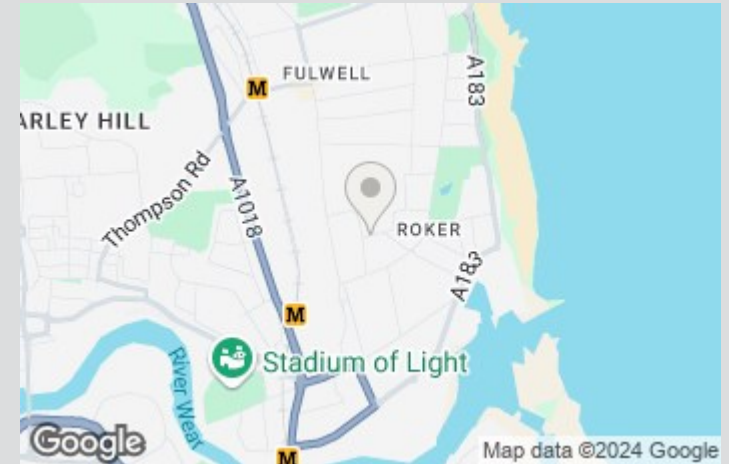
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



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