













This impressive modern two bedroom two bedroom link villa occupying a lovely position in the Barret constructed Swan Court development. Beautifully presented throughout with attractive internal decor, this wonderful home is perfect for first time buyers comprises of an entrance hall with a ground floor washroom, a lounge with an open plan diner and kitchen, two double size first floor bedrooms and a bathroom. Features of note include gas central heating and UPVC double glazing and a small garden to the front and parking facility. Equidistant from the City Centre and the A19, the property is well placed for an excellent range of amenities and is guaranteed to impress all who view, Internal inspection is highly recommended!



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Composite door to

## Entrance Hall

Door to lounge.

## Cloakroom/WC

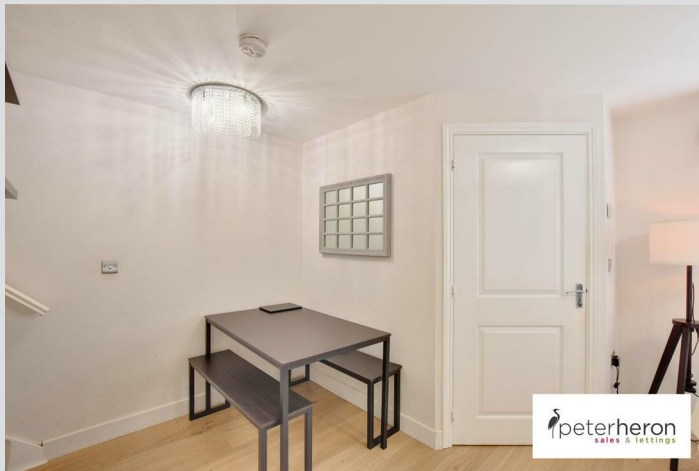
Low level WC and hand wash basin.

## Lounge



UPVC double glazed window to front elevation and a double radiator. Open Plan to dining area.

## Dining Area



Single radiator. Open plan to kitchen.

## Kitchen



Modern fitted kitchen featuring a range of soft close wall and base units incorporating an integrated sink and drainer with mixer tap. Integrated appliances include a fridge freezer, electric oven and hob and electric cooker hood, under cupboard lighting and a storage cupboard. Space provided for inclusion of a washing machine.

## First Floor Landing

Access point to a partially floored loft, built in cupboard housing the wall mounted gas combination boiler serving hot water and radiators.

## Bedroom 1 (front)



UPVC double glazed window to front elevation and a single radiator.

## Bedroom 2 (front)



UPVC double glazed window and a single radiator.

## Bathroom



Modern bathroom suite with a Low level WC, washbasin set into vanity unit with touch operated LED mirror and a bath with waterfall shower, ladder style heated towel rail.

## Outside

Low maintenance garden to the front of the property.

## 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

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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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

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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 £210.00 by Movewithus Ltd.

## Sea Road Viewings

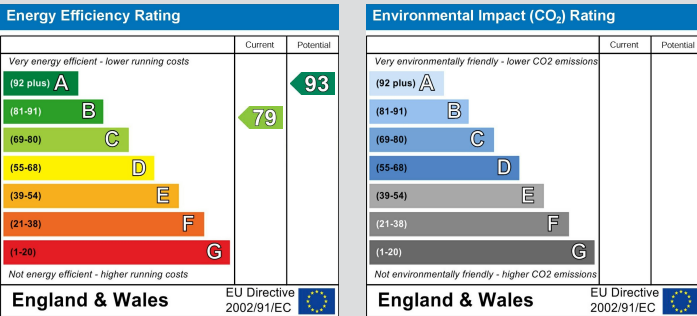
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

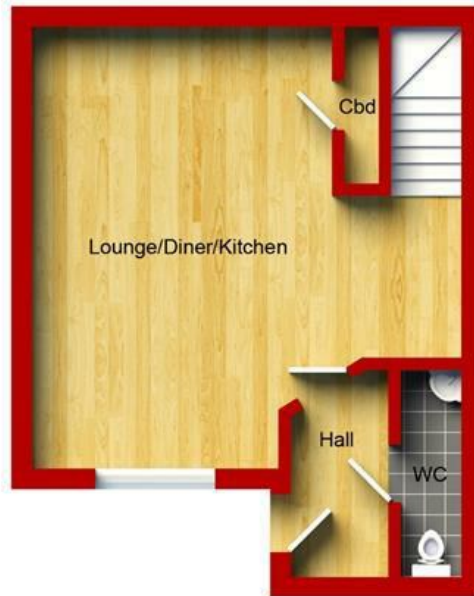
## Ombudsman

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

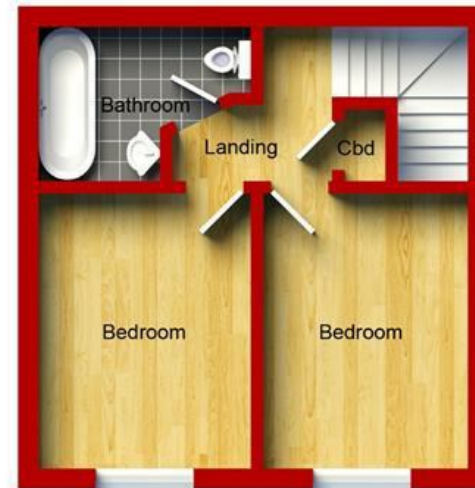


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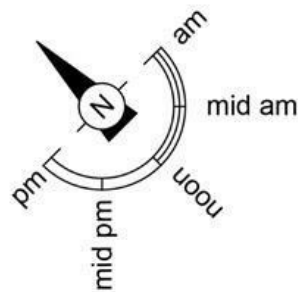
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Ground Floor  
Approximate Floor Area  
(30.60 sq.m)



First Floor  
Approximate Floor Area  
(27.90 sq.m)



11 Swan Court