









An immaculately presented end link house, featuring a superb contemporary kitchen and bathroom, delightful rear garden, long drive and a garage. The attractive accommodation on the ground floor includes an entrance lobby, lounge and an impressive 18ft breakfasting kitchen, fitted with an excellent range of units and French doors to the rear garden. On the first floor there are two well-proportioned bedrooms and a modern bathroom/wc. This location provides easy access to local amenities, shops and schools as well as offering links to Sunderland City Centre, Sunderland Royal Hospital and transport connections including the Northern Spire Bridge and A19. Viewing highly recommended of this ready to move into home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Lobby

Staircase to first floor.

Lounge 14'11" into bay x 14'9" into alcove



Double glazed bay window to front, radiator, feature fireplace and access through to

Breakfasting Kitchen 18'3" x 7'10"



Fitted with a range of contemporary wall and base units with work surfaces over incorporating sink unit, integrated appliances include an electric oven and hob, fridge and freezer. Double glazed window to side and rear, double glazed French door leading out to rear garden. Radiator.

First Floor Landing

Double glazed window to side.

Bedroom 1 12'0" not including fitted robes x 11'11"



Double glazed window to front, radiator and fitted wardrobes.

Bedroom 2 9'9" x 8'1" not including fitted robes



Double glazed window to rear, radiator and fitted wardrobes.

Bathroom



Modern suite comprising of a low level WC, washbasin and panel bath with shower over, attractive tiled walls and floor, double glazed window.

Outside



Long driveway to the front leading down the side of the property to a single GARAGE whilst to the rear there is a delightful garden, laid mainly to lawn with patio area.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

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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 Freehold

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

Important Notice Part 1

Items described in these particulars are included in the 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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Fawcett Street Viewings

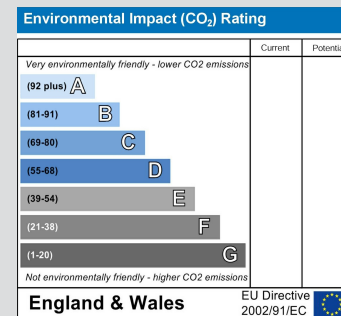
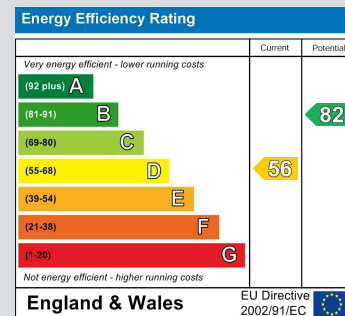
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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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