









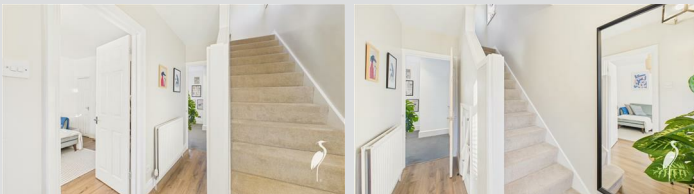
An impressive and immaculately presented, two-bedroom semi-detached house with a superb, stylish interior, situated within this popular area of South Hylton. Internally the beautifully appointed accommodation includes a hall, attractive lounge, a fabulous, contemporary breakfasting kitchen and a ground floor WC whilst to the first floor there are two well-proportioned bedrooms and a modern bathroom/wc. Benefits of the property include gas central heating to radiators, double glazing and gardens to the front and rear. The property is ideally located for access to local amenities, shops and schools as well as offering excellent transport connections including road links and South Hylton Metro Station. With no upper chain involved, early viewing is essential to avoid disappointment and to appreciate the accommodation on offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor

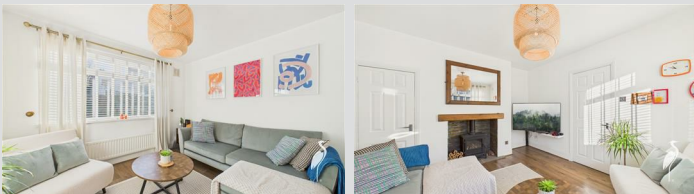
UPVC double glazed feature door.

Entrance Hall



Double glazed window and staircase to first floor.

Lounge



Double glazed window to front, radiator, feature stove and built in cupboard.

Breakfasting Kitchen

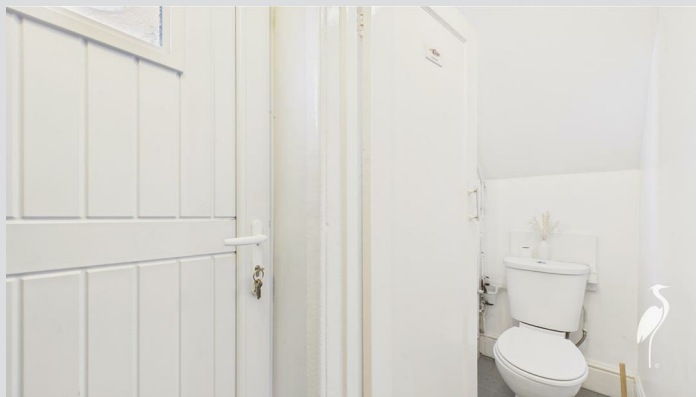


Fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating sink unit and breakfast bar, integrated appliances include an oven, microwave and a gas hob, space for American style fridge freezer, dishwasher and washing machine. Double glazed window to rear and built in cupboard which provides space for tumble dryer, wall mounted boiler, double glazed window

Lobby

Double glazed external door to rear garden and door to WC.

Ground Floor WC



Low level WC and double glazed window.

First Floor Landing

Double glazed window and access point to loft.

Bedroom 1



Double glazed window to front, tall feature double glazed window to front, and radiator.

Bedroom 2



Double glazed window to rear providing a delightful open aspect, radiator and fitted sliding door wardrobe.

Bathroom



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

Outside



Gardens to the front and rear.

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City Branch 20 Fawcett Street Sunderland SR1 1RH **Fulwell Branch** 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

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 - Particulars

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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.

Fawcett Street Viewings

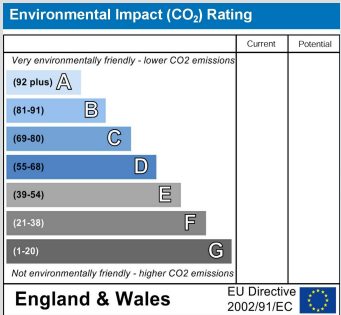
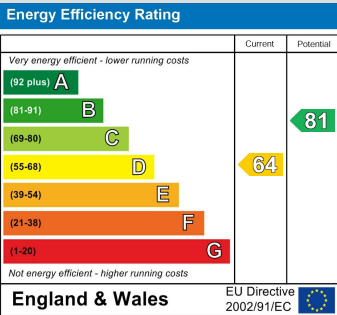
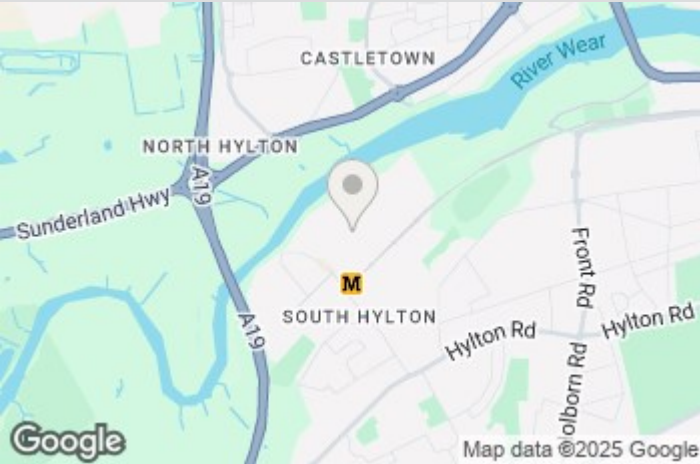
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

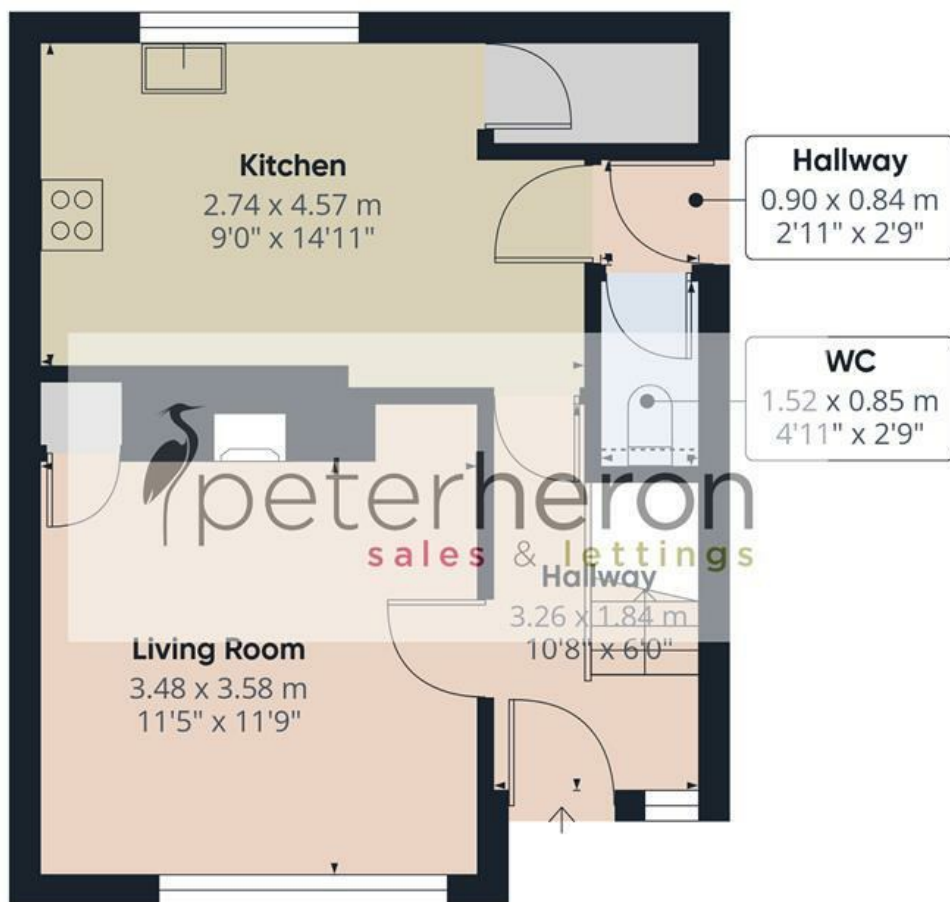
Ombudsman

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



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Ground Floor



First Floor

Approximate total area⁽¹⁾

66.7 m²

716 ft²

Reduced headroom

0.1 m²

1 ft²

(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.

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