







This well presented two bedroom semi detached house occupies an attractive plot within this popular and convenient location. The internal accommodation includes an entrance lobby, lounge and a modern kitchen whilst to the first floor there are two bedrooms and a contemporary bathroom/wc. Features of the property include gas central heating to radiators, double glazing and delightful gardens to the front and rear. Ideally situated local amenities, shops and schools as well as being well placed for access to Sunderland Royal Hospital, the City centre and major rapid links including the A19. Viewing highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door to the entrance hall.

Entrance Hall

Radiator, stairs to the first floor and door to the lounge.

Lounge 13'5" x 12'9"



Double glazed bow window to front, radiator, feature fireplace, built in storage and door to the kitchen.

Kitchen 16'10" x 5'10"



Range of wall and base units with counter tops over incorporating a one and half bowl sink and drainer unit with mixed tap. Integrated appliances include an oven and hobs, space provided for a fridge freezer and washing machine. Radiator, two double glazed windows and double glazed French UPVC doors to rear.

First Floor Landing

Access hatch to loft, double glazed window to side and doors to

Bedroom 1 10'9" x 9'6"



Double glazed window to the front radiator, built in mirror fronted sliding door wardrobes, storage cupboard.

Bedroom 2 9'7" x 9'3"



Double glazed window to the rear and radiator.

Bathroom



Low level WC, wash hand basin, vanity unit, bath with waterfall shower over and double glazed window.

Outside



Spacious front garden with lawned, block paved and graveled areas. Low maintenance garden to the rear with lawned and block paved areas.

Tenure FH

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 is Band A.

Important Notice

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. 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.

Visit www.peterheron.co.uk or call 0191 510 3323

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

MAIN ROOMS AND DIMENSIONS

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.

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.



Viewings Fst

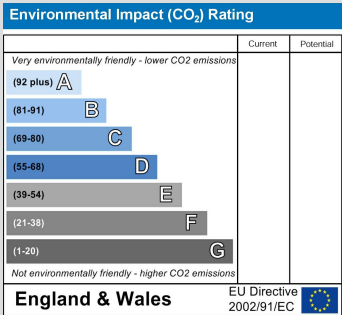
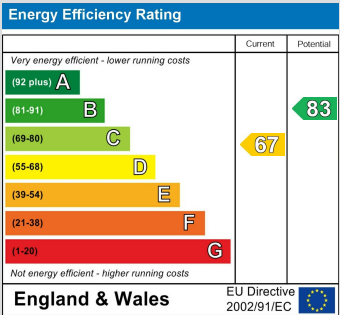
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times

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

Ombudsman

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



Visit www.peterheron.co.uk or call 0191 510 3323

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

