

A beautifully presented two bedroom, two reception room mid terrace home, providing spacious accommodation within this popular and convenient location. Internally the immaculate interior includes a hall, two generous reception rooms, an attractive modern kitchen, featuring a vaulted ceiling with sky light windows and an impressive contemporary bathroom/wc whilst to the first floor there are two well-proportioned bedrooms. Externally there is a small forecourt area to the front and a courtyard to the rear with a roller shutter access door. The property is ideally situated for a range of local amenities, shops and schools as well as providing excellent transport connections, including Stadium Of Light Metro station. Early viewing is essential to appreciate the superb standard of accommodation on offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Hall

Radiator and door to lounge.

Lounge 14'10" x 13'6"



Double glazed bay window to front, radiator and feature electric fireplace.

Family/Dining Room 14'7" x 14'0"



Double glazed window to rear, radiator, luxury fireplace, alcoves with spotlights, door to rear hall.

Rear Lobby

Staircase to first floor, double glazed window to rear and radiator.

Inner Hall

Storage cupboard, UPVC door to rear. Opens into kitchen.

Kitchen 11'3" x 6'11"



Range of wall and base units with counter tops over incorporating a 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include an oven, gas hob and an extractor fan. Space for a washing machine and fridge freezer, double glazed window to the rear, radiator, vaulted ceiling with two skylight windows.

Bathroom



Low level WC, wash hand basin set into vanity unit and bath with waterfall shower, 2x double glazed windows and chrome heated towel rail.

First Floor Landing



Storage cupboards.

Bedroom 1 14'0" x 8'1"



Velux window and radiator.

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

Bedroom 2 19'0" x 6'5"



Velux window and double glazed box bay window to front, radiator.

Outside



Low maintenance courtyard with roller shutter.

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

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.

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.

Sea Road Viewings

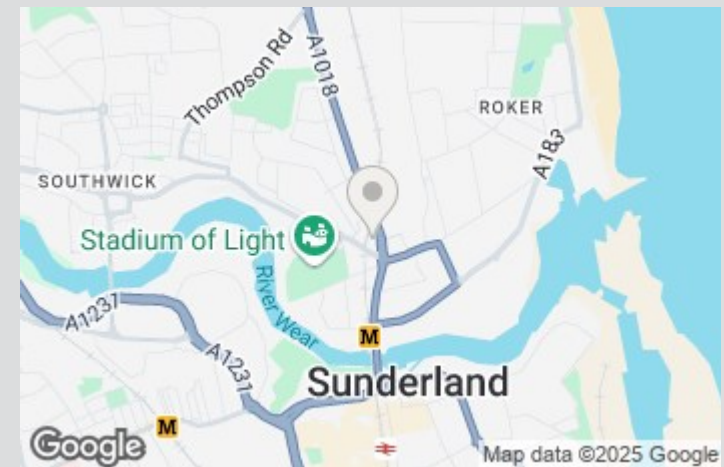
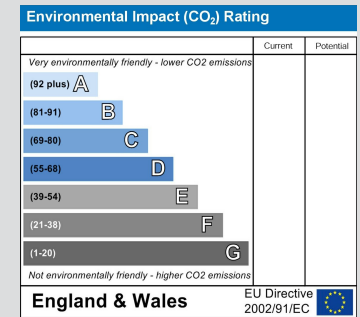
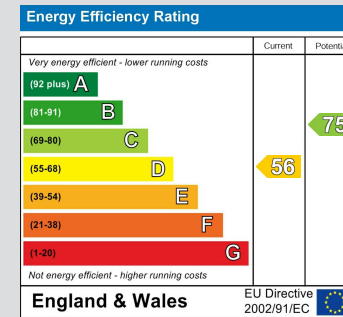
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

Opening Times

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

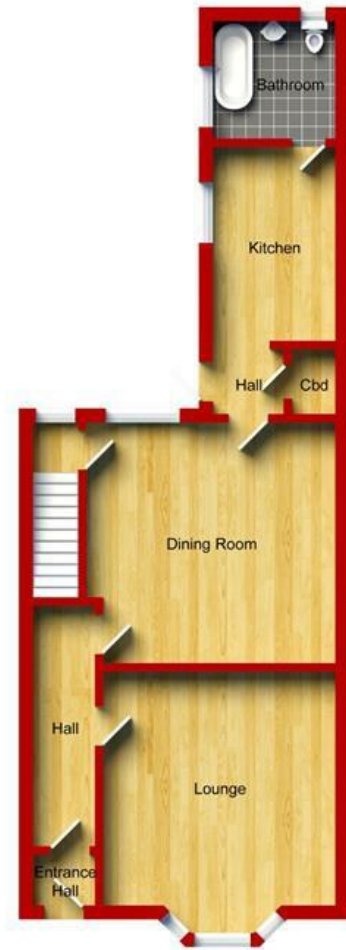
Ombudsman

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

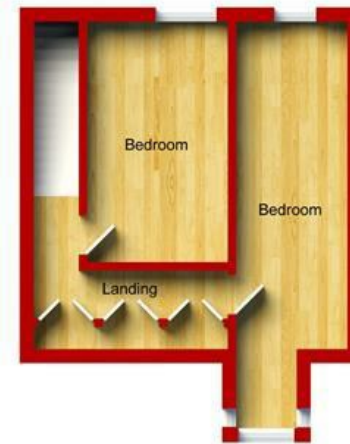


Visit www.peterheron.co.uk or call 0191 510 3323

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



Ground Floor
Approximate Floor Area
(62.30 sq.m)



First Floor
Approximate Floor Area
(33.90 sq.m)

