









A modern and beautifully presented property, featuring an attractive decked area and parking, available for sale with no upper chain involved. Internally the accommodation includes a superb open plan lounge and modern fitted kitchen, a contemporary bathroom/wc and a mezzanine bedroom. Ideally located within the ever popular Havelock Park development, the property is well situated for local amenities as well as for access to Sunderland Royal Hospital, Sunderland City Centre and road connections to surrounding areas. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

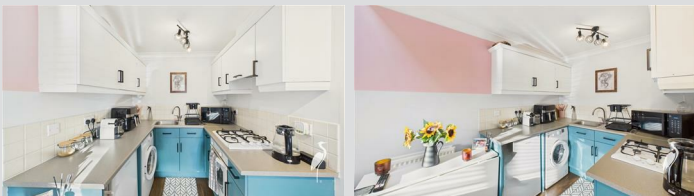
Access via Composite entrance door.

Open Plan Lounge/Kitchen 13'2" x 11'11"



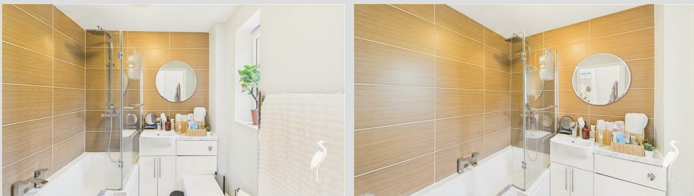
Double glazed box bay window to front, 2x radiators and stairs to first floor. Open plan into kitchen area.

Kitchen Area 6'7" x 6'2"



Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and cooker hood. Space for low level fridge and washing machine.

Bathroom



Low level WC and washbasin vanity unit bath with waterfall shower head over, chrome heated towel rail and double glazed window to side.

First Floor

Mezzanine Bedroom 13'3" x 10'2"



Skylight window and double glazed window to front. Radiator and storage cupboard.

Outside

Garden to the front with detached area and parking.

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

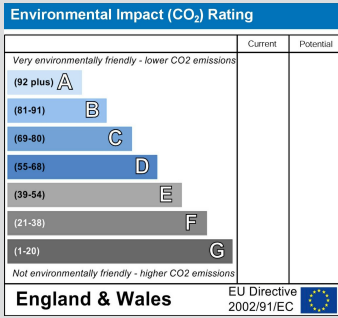
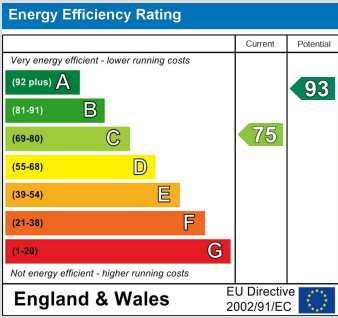
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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 01915103323

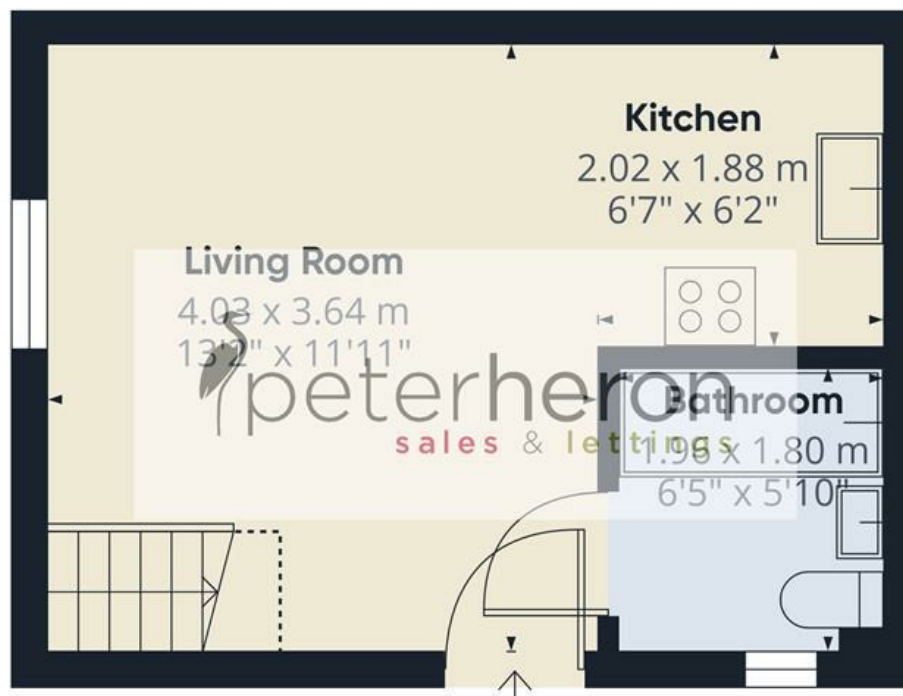
Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS



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Approximate total area⁽¹⁾

34.7 m²

373 ft²

Reduced headroom

0.6 m²

6 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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