









Peter Heron are delighted to offer for sale this well-presented two-bedroom semi-detached home, ideally located in the popular residential area of Redhouse. Arranged over two floors, the accommodation briefly comprises an entrance hall, lounge, dining room, kitchen, two bedrooms, and a bathroom. The property benefits from UPVC double glazing, gas central heating, and gardens to both the front and rear. Located close to local amenities, well-regarded schools, and offering excellent transport links to Sunderland city centre and surrounding areas, this property is ideal for first-time buyers, small families, or investors.

MAIN ROOMS AND DIMENSIONS

Entrance Hall

UPVC double glazed entrance door, stairs to first floor, radiator and under stairs cupboard.

Lounge 12'4" x 10'2"



UPVC double glazed window to the front, radiator and archway leading to the dining room.

Dining Room 8'9" x 7'10"



UPVC double glazed window to the rear and radiator.

Kitchen 8'8" x 8'0"



Fitted with a range of wall and base units, worktops, inset sink, splashback tiling, ceramic hob, electric oven, extractor fan, UPVC double glazed window to the rear, radiator, UPVC double glazed door leading to outside and integrated washing machine.

First Floor

Landing

With loft access and UPVC double glazed window to the side and doors leading to the bedrooms and bathroom.

Bedroom 1 14'0" x 9'11"



UPVC double glazed window to the front, radiator, built in storage cupboard housing the wall mounted gas central heating combination boiler.

Bedroom 2 10'5" x 10'1"

UPVC double glazed window to the rear and radiator.

Bathroom 6'7" x 5'8"



With bath and shower over, WC, wash hand basin, part wall tiling, UPVC double glazed window to the rear and radiator.

Externally

To the front of the property there is a tiered front garden with pathway leading to the front door. To the rear of the property there is a good sized enclosed garden incorporating patio area and lawn.

Council Tax

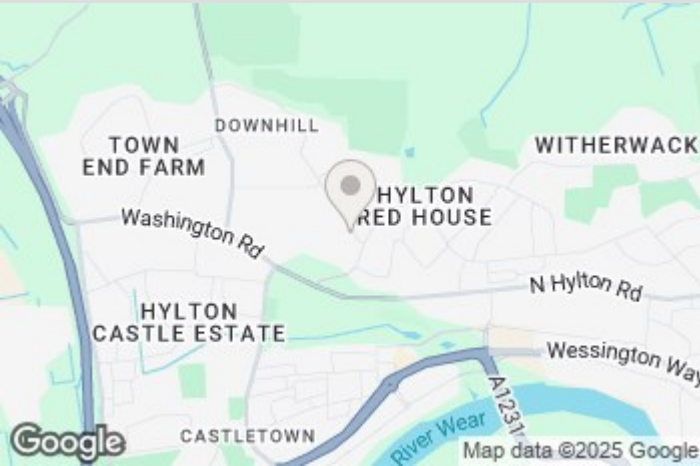
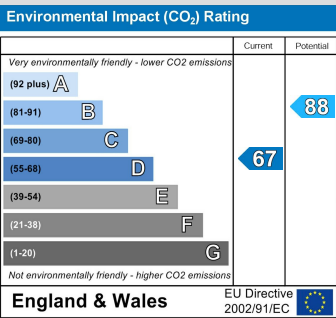
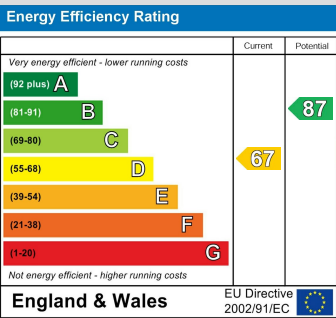
The Council Tax Band is Band A

Ombudsman

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

Opening Times

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



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

