





10
WARRANTY





A beautifully appointed two bedroom semi-detached house, occupying a superb cul-de-sac position within the popular Cherry Tree Park development. Internally the immaculate accommodation includes an entrance lobby, attractive lounge, inner lobby with a cloakroom/wc and a superb modern breakfasting kitchen. On the first floor there are two well-proportioned bedrooms and a bathroom/wc. Externally there is a lawned garden to the front with a driveway providing off street parking and a lawned garden to the rear. The convenient location of the property is ideal for local amenities as well as offering excellent access to major centres and road connections including the A19. Viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Entrance Lobby

Radiator and door to lounge.

Lounge 11'11" x 9'10" extending to 12'10" maximum

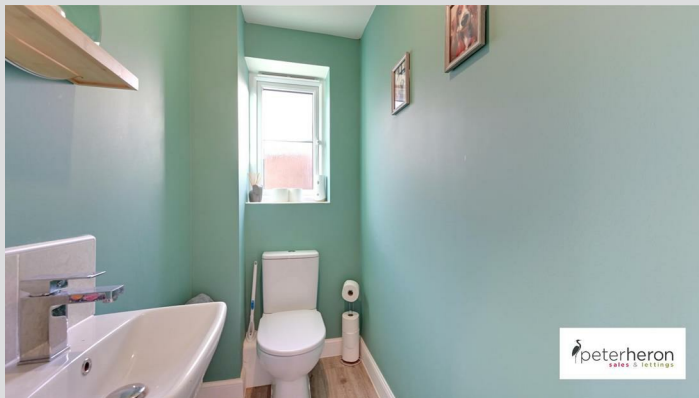


Double glazed window to front, radiator, staircase to first floor and door to inner lobby.

Inner Lobby

Built in storage cupboard.

Cloakroom/WC



Low level WC and pedestal washbasin, radiator and double glazed window.

Kitchen 12'10" x 7'6"



Fitted with a range of modern wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include an electric oven and gas hob, space for fridge freezer and washing machine, double glazed French door to rear garden.

First Floor Landing

Radiator and doors to bedrooms and bathroom.

Bedroom 1 12'10" x 9'4"



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

Bedroom 2 12'11" x 7'6"



Double glazed window to rear and radiator.

Bathroom



Modern suite comprising of a low level WC, pedestal washbasin and panel bath with mains shower over, radiator and double glazed window.

Outside



To the front of the property there is a garden with driveway providing off street parking and to the rear an attractive garden laid mainly to lawn.

Council Tax Band

The Council Tax Band is Band B.

MAIN ROOMS AND DIMENSIONS

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

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.

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 £210.00 by Movewithus Ltd.

Fawcett Street Viewings

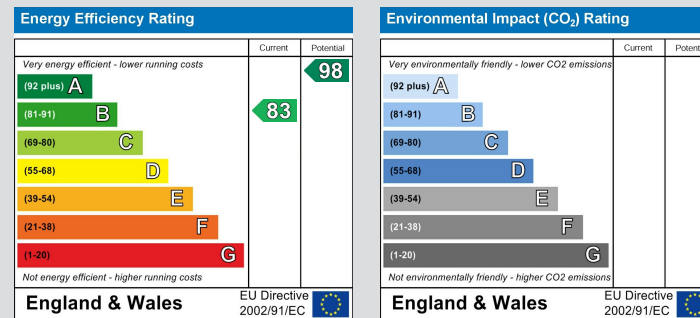
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



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

