









A superb two bedroom semi-detached home with a generous rear garden and useful loft space, available for sale with immediate vacant possession and no upper chain involved. Internally, the accommodation on the ground floor includes an entrance porch, lobby with staircase to the first floor, lounge and a contemporary breakfasting kitchen with French door to the rear whilst to the first floor there are two bedrooms and a modern shower room. Benefits of the house include double glazing and gas central heating to radiators. Conveniently situated, the property is ideally placed for local shops and schools as well as providing easy access to Sunderland City Centre, Sunderland Royal Hospital and transport connections. Early viewing is essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Porch

Double glazed windows and inner door through to

Entrance Lobby

Staircase to first floor.

Lounge 13'10" into alcoves x 13'10"



Double glazed bow window to front, central heating radiator and access through into

Breakfasting Kitchen 17'4" x 7'4"



An impressive contemporary kitchen fitted with wall and base units with work surfaces over incorporating a sink and drainer unit, integrated appliances include electric oven and hob, double glazed French door to rear and central heating radiator.

First Floor Landing

Double glazed window and central heating radiator.

Bedroom 1 11'5" x 14'2" into alcoves



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

Bedroom 2 9'7" x 10'2"



Double glazed window to rear and central heating radiator. Loft access hatch with pull down ladder.

Shower Room



Modern suite comprising of a low level WC, washbasin set onto vanity unit and shower with mains shower, double glazed window, tiled walls and floor, chrome ladder style radiator.

MAIN ROOMS AND DIMENSIONS

Loft Space



Fully floored and boarded out loft space featuring two velux windows and central heating radiator.

Outside



Low Maintenance garden to the front whilst to the rear there is a generous garden, lawned area and decked area.

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 Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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Important Notice Part 2

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.

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Sea Road Viewings

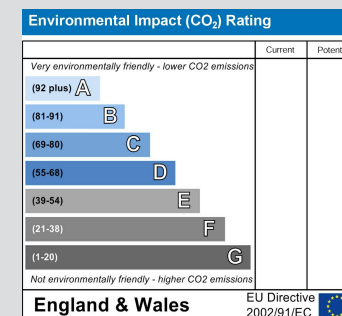
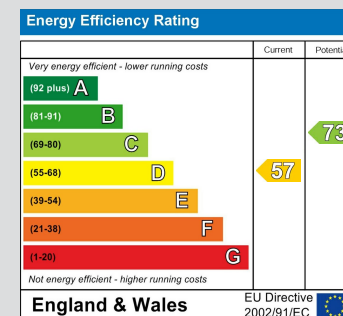
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



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MAIN ROOMS AND DIMENSIONS



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