









A stylish two bedroom modern end link located in this sought after street, in Downhill. Conveniently situated near the A19 with easy access to the city centre and coast. The property offers a comfortable living space that is low maintenance and economic to run, making it ideal for first-time buyers. Internally, the house features a living room, dining kitchen, two bedrooms, and a bathroom. Additional features include gas central heating, UPVC double glazing, front and rear gardens, and off-street parking. This property is available with no upward chain and will be perfect for employees of Nissan, Doxford International, and Amazon due to its central location near major commuting routes. We highly recommend an internal inspection.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance via UPVC door with inner door to

Lounge 18'0" x 11'8" max



Featuring 2 radiators, a double glazed window to the front, stairs to the first floor and a door to the Kitchen.

Kitchen 11'8" x 8'9"



Range of wall and base units with countertops over, incorporating a single bowl stainless steel sink and drainer. Integrated gas cooker and hob with overhead extractor fan. Space provided for a fridge freezer and washing machine. Also featuring a wall mounted Logic combi boiler, radiator, double glazed window and UPVC door to rear garden.

First Floor

Doors to two bedrooms and bathroom.

Bedroom 1 (front) 11'8" x 9'7"



Radiator and double glazed window to the front elevation.

Bedroom 2 (rear) 11'8" x 8'10"



Radiator, double glazed window to the rear elevation and a storage cupboard.

Bathroom



Bath with overhead shower, low level wc and handwash basin. Also featuring part tile walls, a radiator, storage cupboard and a double glazed window to the side elevation.

Outside



Generous gardens to the front and rear elevations.

Tenure Freehold

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

Council Tax Band

The Council Tax Band is Band A

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

MAIN ROOMS AND DIMENSIONS

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

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Fawcett Street Viewings

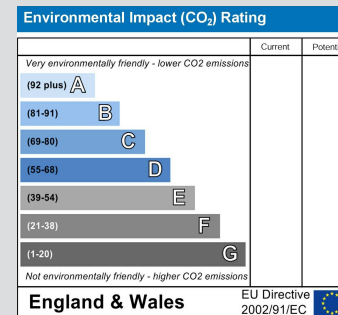
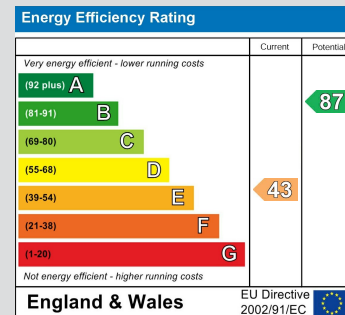
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman Fst

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



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