









This upgraded and modernised two bedroom first floor flat, occupies an attractive position within this popular area of Moorside. Internally the immaculately presented accommodation is accessed via its own private entrance into a lobby with staircase to the first floor. There is a hall, lounge, two bedrooms, a superb fitted kitchen and a modern bathroom/wc. The property benefits from gas central heating to radiators, double glazing, garden to the front and a single garage in a nearby block. This location is ideal a range of amenities, shops, Doxford Park and excellent transport connections including the A19. Early viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via composite front door into entryway with radiator and stairs to first floor flat.

Entrance Hall

With wooden glass panelled double doors to lounge and wooden doors to the two bedrooms and bathroom.

Lounge 15'0" x 11'3"



Spacious lounge with a large double glazed window to the front elevation, built in alcove shelving, a double radiator, wooden ceiling beams and a glass panelled wooden door leading to the kitchen.

Kitchen 8'9" x 6'7"



Featuring a range of modern wall and base units with countertops over, incorporating a single bowl stainless steel sink and drainer, integrated appliances include and electric oven and hob with overhead extractor, fridge freezer and dishwasher, space and plumbing for washing machine, a radiator, part tiled walls and double glazed window to the front.

Bedroom 1 12'1" x 10'10"



Spacious bedroom with built in furniture, a double radiator and a double glazed window to the front elevation.

Bedroom 2 9'7" x 8'9"



Good sized bedroom with built in storage cupboards, a double radiator and a double glazed window to the rear.

Bathroom



Fully tiled bathroom with a modern bath and overhead waterfall shower, low level wc, hand wash basin, chrome heated ladder style radiator and double glazed frosted window to the rear.

Outside

Garden to the front and a single garage in a near by block.

Council Tax Band

The Council Tax Band is Band A.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are 86 years remaining and a Ground Rent of £400 per annum.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

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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.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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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.

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

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Fawcett Street Viewings

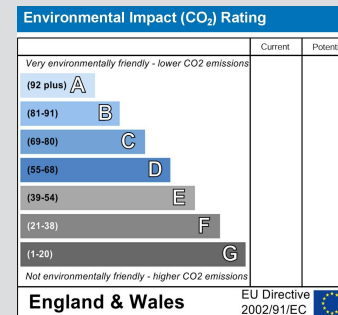
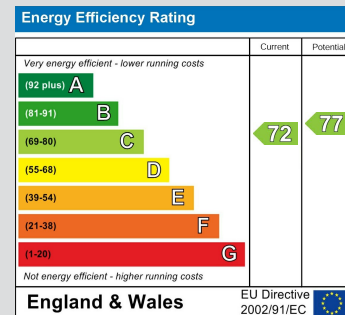
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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



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