









For Sale by Modern Method of Auction; Starting Bid Price £55,000 plus reservation Fee.

This two bedroom ground floor flat, provides an excellent opportunity for the new owner to upgrade and modernise to their own requirements. Internally the accommodation retains some appealing character features and includes hall, lounge, kitchen, bathroom/wc and two bedrooms. Benefits of the property include double glazed windows and a private yard to the rear. This location is ideal for access to local shops and schools, as well as the sea front, Roker Park and excellent transport connections. With immediate vacant possession and no upper chain involved, early viewing is essential!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC door with an inner wooden door to

## Entrance Hall

With a storage cupboard and doors to bedroom one and to the lounge.

## Lounge 13'5" x 10'11"



With a double glazed window to the rear, feature fireplace, 2x storage cupboards and doors leading to bedroom two and to the kitchen.

## Kitchen 10'10" x 7'0"



Wall and base units with a single bowl sink and drainer, UPVC door and a double glazed window to the rear, there is a door to the bathroom.

## Bathroom



With a low level WC, hand wash basin and a bath.

## Bedroom 1 13'5" x 12'11"



Double glazed window to the front and a feature fireplace.

## Bedroom 2 9'8" x 7'11"



Double glazed window to the rear.

## Outside



Low maintenance rear courtyard.

## 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.

Visit [www.peterheron.co.uk](http://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

# MAIN ROOMS AND DIMENSIONS

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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.

## Sea Road Viewings

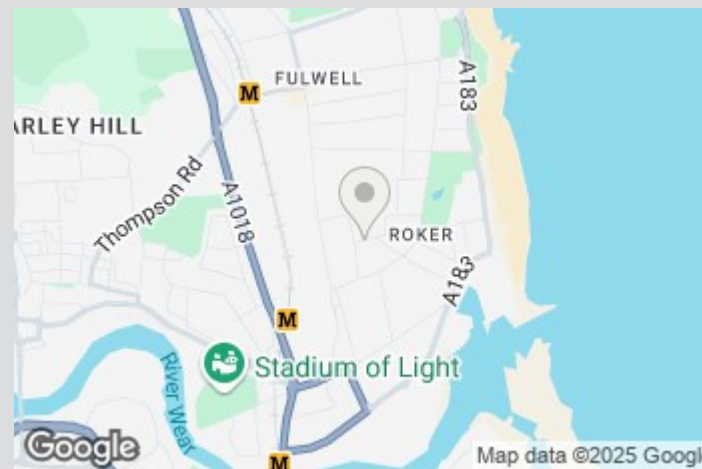
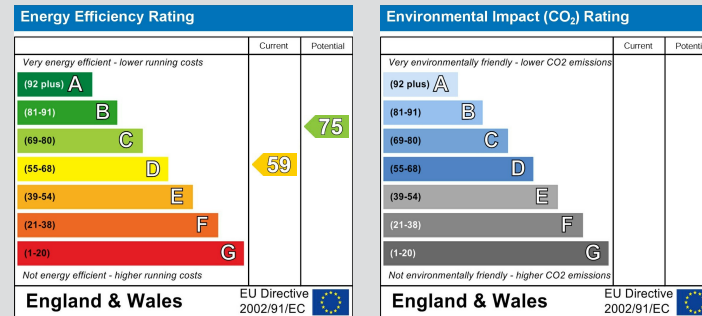
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

## 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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