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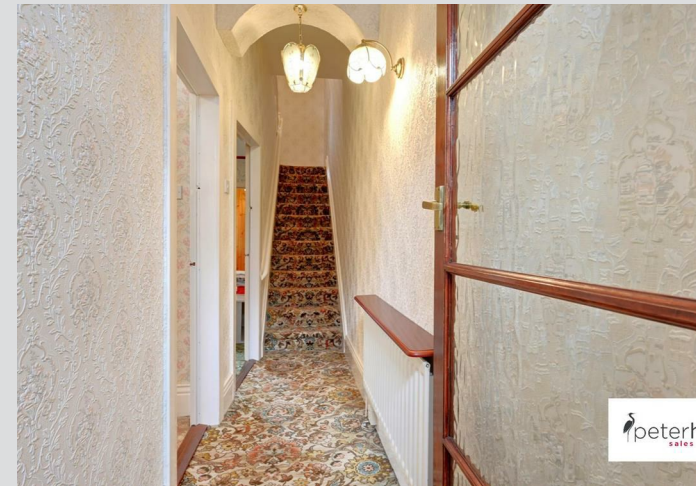
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Vale Street, Eden Vale, Sunderland

£82,950







A spacious two-bedroom, two reception room mid terrace home with upstairs bathroom. This home is conveniently situated for the nearby shopping facilities on Chester Road.

Internally, the accommodation on the ground floor includes an entrance vestibule, hall with staircase to the first floor, lounge, dining room and kitchen. To the first floor there are two bedrooms and a bathroom/wc. Externally, there is a small forecourt to the front and a yard to the rear with gated access.

This location is convenient for local amenities, Sunderland city centre and transport links.

Please note that the property has been sensibly priced to reflect some general updating and modernisation that will be required - including upgrading the electrical system.

However, the main roof of the property has been replaced and this property also benefits from having full gas central heating (via a combi boiler), along with double glazed windows – as well as a new front door. In addition, there is no upper chain involved and, therefore, early viewing is recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

## Entrance Vestibule

There is an inner door to the hall.

## Hallway



With a radiator, staircase to the first floor and doors to both the lounge and dining room.

## Lounge 13'6" into bay x 11'9" into lacove



With a double glazed bay window to the front, radiator and a fireplace with fire.

## Dining Room 12'3" x 12'3" into alcove



Double glazed window to the rear, radiator, fireplace with fire and a door to the lobby.

## Lobby

Fitted storage units, part single glazed door to the yard and there is access through to the kitchen.

## Kitchen 8'4" x 7'2"



Fitted units with work surface over incorporating a sink and drainer unit, there is space provided for the inclusion of a cooker, fridge freezer and a washing machine, there is a double glazed window and a radiator.

## First Floor Landing



With built in cupboards and doors to the bedrooms and bathroom.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 14'4" not inc cupboards x 11'6"



Double glazed window to the front, radiator and built in cupboards.

## Bedroom 2 12'1" x 8'1" not inc built in cupboards



Double glazed window to the rear, radiator and two built in cupboards, one housing the central heating boiler.

## Bathroom



Spacious bathroom with a low level WC, pedestal wash hand basin, panel bath with electric shower over, there is a radiator, part tiled walls and a double glazed window.

## Outside



There is a small forecourt area to the front and a yard to the rear with gated access, a useful shed along with external storage cupboards.

## 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.

## 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:-

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.

## 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 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

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# MAIN ROOMS AND DIMENSIONS

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## Fawcett Street Viewings

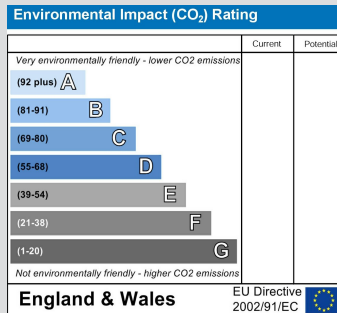
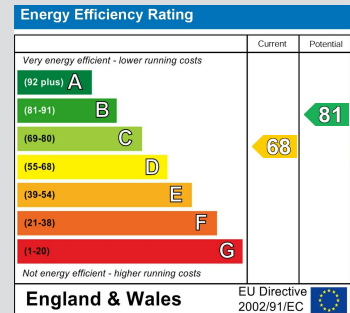
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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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