









A stunning mid terrace home with a stylish interior and spacious rooms, conveniently located for the nearby shopping facilities on Chester Road and also within easy reach of Sunderland City Centre and transport links. Internally the accommodation on the ground floor includes an entrance vestibule, hall, lounge, dining room and an impressive contemporary kitchen whilst to the first floor there are two double bedrooms and a modern bathroom/wc. Externally there is a small forecourt to the front and a delightful courtyard to the rear. Viewing essential to appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door to

Entrance Vestibule

Inner door leading through to

Hallway



Radiator and staircase to first floor.

Lounge 14'1" into bay x 12'0" into alcoves



Double glazed bay window to front, radiator and double doors leading through to

Dining Room 12'4" into alcoves x 12'3"



Double glazed window to rear, radiator and fireplace with living flame effect gas fire. Access through to

Kitchen 12'4" x 7'0"



Fitted with a range of contemporary wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include electric oven and hob with extractor chimney over, space for fridge freezer and washing machine, tiled floor, double glazed French door to courtyard, double glazed window and central heating boiler is concealed being matching kitchen unit.

First Floor Landing



Built in cupboard.

Bedroom 1 14'2" x 11'5"



Double glazed window to front and radiator.

Bedroom 2 12'1" x 8'3"



Double glazed window to rear, radiator and built in cupboard.

Bathroom



Impressive modern suite comprising of a low level WC, pedestal washbasin, panel bath and step in shower cubicle with mains shower over, attractive tiled walls and floor, chrome ladder style radiator and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



Small forecourt to the front, whilst to the rear there is a delightful courtyard with roller shutter remote control access door.

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.

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Fawcett Street Viewings

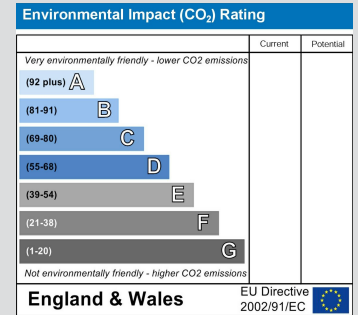
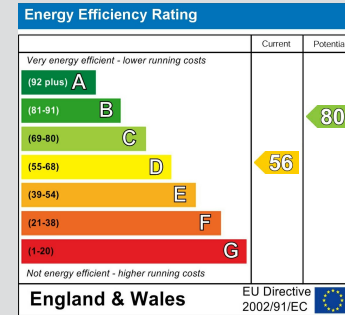
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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.



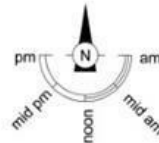
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Ground Floor
Approximate Floor Area
(43.66 sq.m)

First Floor
Approximate Floor Area
(42.01 sq.m)



17 Vale Street