









An impressive and much improved larger style two bedroom semi detached house, featuring a fabulous, generous rear garden within this popular residential area. Internally comprising of a hall with attractive, bespoke staircase to the first floor, lounge, opening through to a dining room that in turn provides access to a superb modern kitchen. To the first floor there are two double bedrooms and a contemporary shower room/wc. Externally there is a garden to the front and to the rear a wonderful, landscaped garden with a lawn, patio and established planting. Benefits of the property include double glazing and gas central heating to radiators. Situated in Nookside, the property is close to a range of amenities, shops and schools as well as offering excellent connections to surrounding areas and major road networks. With no upper chain involved, viewing is highly recommended to appreciate this delightful home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Hall



Double glazed window to side, radiator and a feature bespoke staircase to first floor.

Lounge 11'10" x 9'8"



Double glazed window to front, radiator and the room opens through into dining room.

Dining Room 8'7" x 7'10"



Double glazed window to rear overlooking the garden and radiator.

Kitchen 9'0" x 8'1"



Modern wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include an oven and hob, fridge and freezer, space for washing machine, double glazed window to rear, door to rear garden and radiator.

First Floor Landing



Single glazed window to side and loft access hatch.

Bedroom 1 13'9" not including robes x 9'10"



Double glazed window to front, radiator and built in wardrobe.

Bedroom 2 10'4" x 10'3"



Double glazed window overlooking the garden and radiator.

Shower Room



Modern suite with low level WC, washbasin set into vanity unit and step in shower cubicle with mains shower, part tiled walls and single glazed window.

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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

Outside



Lawned garden to the front with planted borders and to the rear a wonderful generous garden which has been landscaped to incorporate a lawn, patio areas and planted borders.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

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

Important Notice - Particulars

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

Fawcett Street Viewings

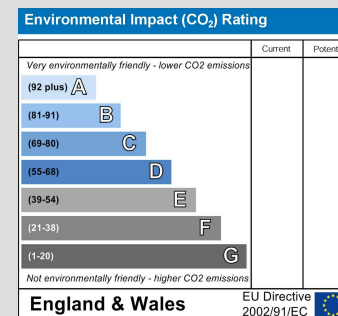
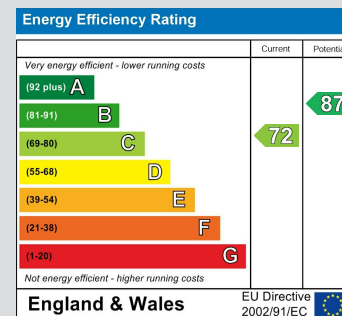
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



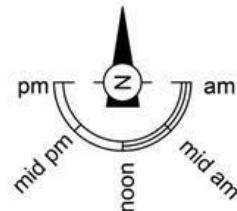
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Ground Floor
Approximate Floor Area
(32.70 sq.m)



First Floor
Approximate Floor Area
(32.70 sq.m)



18 Henley Road