

P Permit holders only **M4**
Mon - Sat
11 am - Noon
3 - 4 pm









A spacious two bedroom, two reception room mid terrace property, providing generously proportioned accommodation within this popular and convenient location. Internally on the ground floor including a hall with staircase to the first floor, two spacious rooms, kitchen and a wet room/wc whilst to the first floor there are two excellent bedrooms. Externally there is a courtyard to the rear. The property is well placed for access to local amenities, shops and schools as well as providing easy access into Sunderland City Centre and transport to surrounding areas. With immediate vacant possession and no upper chain involved, early viewing is essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door to

Entrance Hall

With stairs to the first floor with under stairs storage, radiator, there is a door to the dining room and lounge.

Lounge 13'11" x 10'9"



With a double glazed window to the front, radiator and integrated storage.

Dining Room 13'6" x 11'4" into alcoves



Double glazed window to the rear, radiator, electric fire, and there are doors to the kitchen and rear hall.

Kitchen 10'6" x 5'8"



Range of wall and base units with countertops over, incorporating a single bowl stainless steel sink and drainer, space has been provided for a cooker, washing machine and a fridge freezer. There are part tiled walls and a double glazed window to the rear.

Rear Hall

There is a storage cupboard, UPVC door to the courtyard and a door to the wet room.

Wet Room



Low level WC, wash hand basin, wall mounted shower and a radiator.

First Floor Landing

Doors leading off to the two bedrooms.

Bedroom 1 14'0" x 16'3" max dimensions



With a double glazed window to the front, a radiator and built in storage cupboards.

Bedroom 2 15'5" x 13'5"

Low level WC, wash hand basin set into vanity unit, built in storage and shelving and a double glazed window to the rear.

Outside



Low maintenance rear courtyard with outhouse.

Outhouse

Wall unit, outside tap, window to the side.

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.

Visit 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

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 particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Fawcett Street Viewings

To arrange an appointment to view this property please

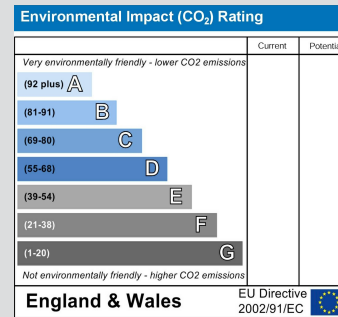
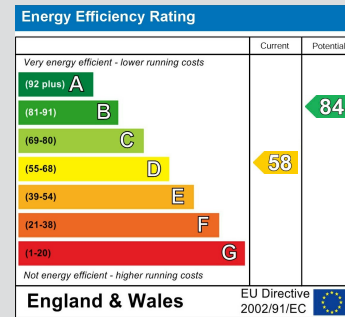
contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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