









This two bedroom semi detached home occupies an enviable position within this ever popular residential area. Available with no upward chain, the property internally comprises lounge, kitchen, two first floor bedrooms and a shower room. Externally there is a driveway providing off street parking leading to garage and to the rear a lawned garden. This convenient location is ideal for local amenities, shopping facilities and schools as well as for Doxford International Business Park and major road connections including the A19. In need of updating and modernising, early viewing recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Lounge 13'10" x 11'7"



Double glazed bay window to front, two radiators, storage cupboard and stairs to first floor. Door to kitchen.

Kitchen 11'7" x 8'3"



Range of wall and base units with countertops over incorporating a single bowl sink and drainer with mixer tap. Space for oven, washing machine and tumble dryer. Integrated low level fridge and freezer, and cooker hood. Radiator, double glazed window and UPVC door to rear.

First Floor Landing

Bedroom 1 11'6" x 9'5"



Double glazed window to front, built in wardrobes and storage, and radiator. Access hatch to loft.

Bedroom 2 10'9" x 5'11"



Double glazed window to rear and radiator.

Shower Room



Low level WC, washbasin and walk in shower cubicle, double glazed window to rear and radiator,

Outside



Garden to front with driveway providing off street parking leading to garage. Good sized garden to the rear.

Council Tax Band

The Council Tax Band is Band B.

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:- 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. 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

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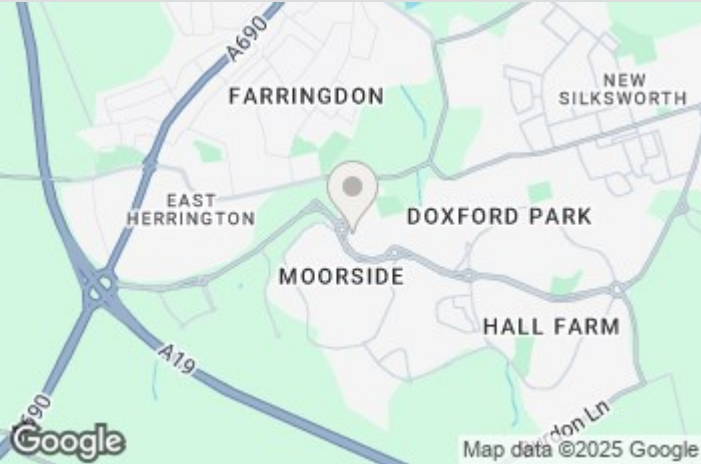
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MAIN ROOMS AND DIMENSIONS

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.

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 £300.00 by Movewithus Ltd.



Fawcett Street Viewings

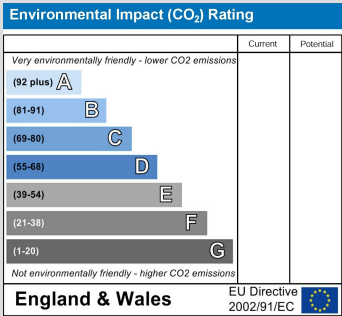
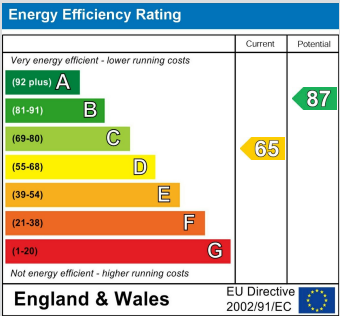
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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