









Sitting on a generous corner plot with gardens to the front, side and rear with the potential to extend (subject to the appropriate planning permissions), together with the added bonus of having a drive providing off street parking. This well presented larger style, four person, two bedroom semi detached home, offers a wonderful internal living space perfect for first time buyers.

The internal accommodation comprises a lounge, dining room, kitchen, two double sized bedrooms and a bathroom, whilst additional features of note include gas central heating, UPVC double glazing and an outhouse to the side used as a utility.

Set midway between Sunderland City Centre, the A19 and the coast. The property is located within the highly fashionable lower Redhouse district of the city and should prove to be very popular indeed, internal inspection is a must!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door to the lounge.

### Lounge 14'2" x 10'9"



Double glazed box bay window to the front, radiator, electric fireplace, double glazed window to the side elevation, stairs to the first floor with storage under and is open plan into the dining area.

### Dining Room 8'9" x 8'9"



Double glazed UPVC French doors to the rear and a radiator.

### Kitchen 8'9" x 8'6"



Range of wall and base units with counter tops over

incorporating a 1.5 bowl stainless steel sink and drainer unit with mixer tap, space has been provided for the inclusion of an oven and fridge freezer. Double glazed window to the rear, radiator, and a door to the utility.

### Utility 8'0" x 6'8"

Wall and base units with counter tops over, space provided for a washing machine and tumble dryer. Double glazed window to the front and a Composite door to the rear.

### First Floor Landing

Double glazed window and access hatch to loft.

### Bedroom 1 14'11" x 10'3"



Double glazed window to the front, radiator and a storage cupboard.

### Bedroom 2 11'5" x 9'1"



Double glazed window to the rear and a radiator.

## Bathroom



Low level WC, wash hand basin and a bath with overhead shower, double glazed window and a chrome heated towel rail.

## Outside



Generous garden to the front with a gated, blocked paved driveway providing off street parking, and a low maintenance rear garden with block paved areas.

## Tenure FH

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 is Band A.

## Important Notice

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# MAIN ROOMS AND DIMENSIONS

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 verification is recommended.

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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 £300.00 by Movewithus Ltd.

## Viewings Srd

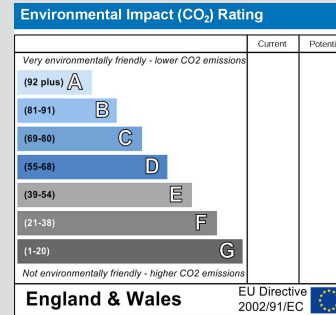
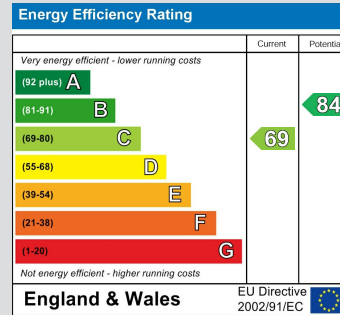
To arrange an appointment to view this property contact our Sea Road branch on .

## Opening Times

Monday - Friday 9.00am to 5.00pm  
Saturday 9.00am to 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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