









A beautifully presented mid link house, occupying a superb cul-de-sac position within the ever-popular Roker Park Estate. Internally, the stylish accommodation on the ground floor includes an entrance lobby, attractive lounge and a modern open plan dining room and kitchen whilst to the first floor there are two well-proportioned bedrooms and a bathroom. Externally there is a driveway to the front providing off street parking and to the rear is a pleasant south facing garden with a lawn and decked area. Benefits of the property include gas central heating to radiators and double glazed windows. This location is ideal for accessing the Sea Front, Roker Park and Stadium of Light Metro station and is convenient for schools, Sunderland City Centre and Sea Road facilities. Viewing is essential to appreciate this delightful home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Entrance Lobby

Staircase to first floor, radiator and door to

Lounge 14'7" x 9'8"



Double glazed window to front, two radiators, recessed area, built in cupboard and double doors leading through to

Breakfasting Kitchen 12'10" x 9'2"



Fitted with modern wall and base units with work surfaces over incorporating sink and drainer unit, integrated oven and hob with extractor over, space has been provided for the inclusion of fridge freezer, washing machine and slimline dishwasher. Double glazed French door to rear garden, double glazed window to rear, tiled floor, wall mounted boiler and radiator.

First Floor Landing

Bedroom 1 10'6" x 9'9" not including recess



Double glazed window to front, radiator, fitted wardrobes, built in cupboard and a fitted dressing table with drawer units.

Bedroom 2 11'3" x 7'10"



Double glazed window to rear and radiator.

Bathroom



Modern suite comprising of a low level WC, pedestal washbasin and panel bath with mains shower over, tiled floor, part tiled walls and radiator.

Outside



To the front a driveway which provides off street parking whilst to the rear there is an attractive south facing garden with lawn and decked areas.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band B and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Tenure Freehold

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

Important Notice

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

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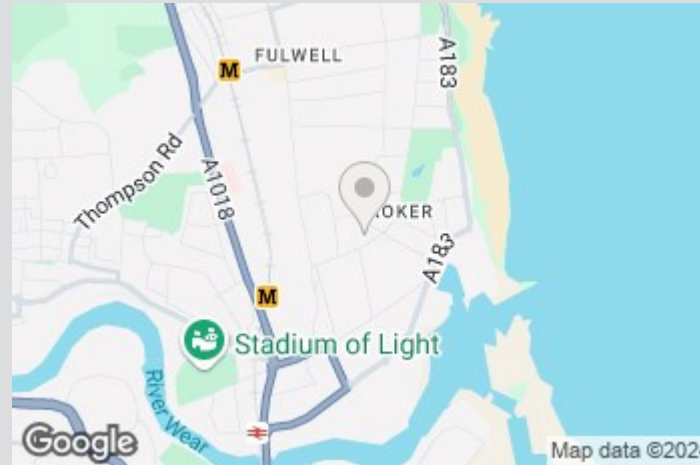
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MAIN ROOMS AND DIMENSIONS

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.

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.



Sea Road Viewings

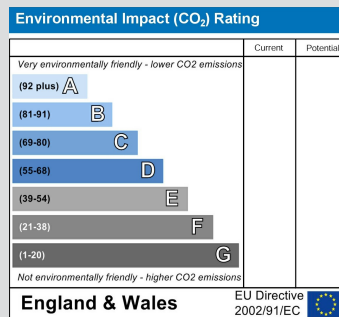
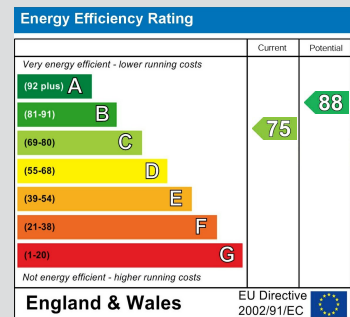
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.

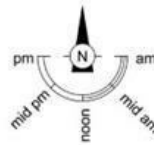


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Ground Floor
Approximate Floor Area
(28.65 sq.m)



First Floor
Approximate Floor Area
(28.65 sq.m)

2 Roker Park Close