









An impressive, larger style two double bedroom semi-detached home offering immaculate accommodation within this popular location. The very well presented interior includes an attractive lounge and an impressive kitchen / diner with French doors leading out to the rear garden. On the first floor there are two well-proportioned bedrooms and a modern bathroom/wc. Externally there are delightful low maintenance gardens to the front and rear. Well placed for Sunderland City Centre and within easy reach of the A19, Doxford International Business Park and Nissan, as well as providing an excellent range range of local amenities, including shops and schools. We highly recommend early viewing!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to hall.

Entrance Hall



Radiator, staircase to first floor with understairs storage cupboard and door to lounge.

Lounge 12'1" x 9'11"



Double glazed window to front, radiator and the room opens through into the kitchen/diner.

Kitchen/Diner 17'3" x 7'8" extending to 9'3"



Fitted with a range of modern wall and base units with work surfaces over incorporating a sink and drainer unit,

integrated appliances include an electric oven and electric hob, space for fridge freezer and washing machine, door leading out to rear garden, two double windows to the rear, radiator and electric underfloor heating in the kitchen area.

First Floor Landing

Loft access hatch with pull down ladder to a partially floored out loft space.

Bedroom 1 14'0" x 9'11"



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

Bedroom 2 10'7" x 10'3"



Double glazed window to rear and radiator.

Shower Room



Contemporary suite comprising of a low level WC, washbasin set into vanity unit and step in shower cubicle with mains shower, attractive tiled walls and floor, extractor fan and double glazed window.

Outside



Generous block paved area to the front whilst to the rear there is a low maintenance garden, block paved area and gravelled area. The rear garden also features a brick built store along with a timber summerhouse/shed with double glazed windows and door providing an excellent versatile space.

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.

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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

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Fawcett Street Viewings

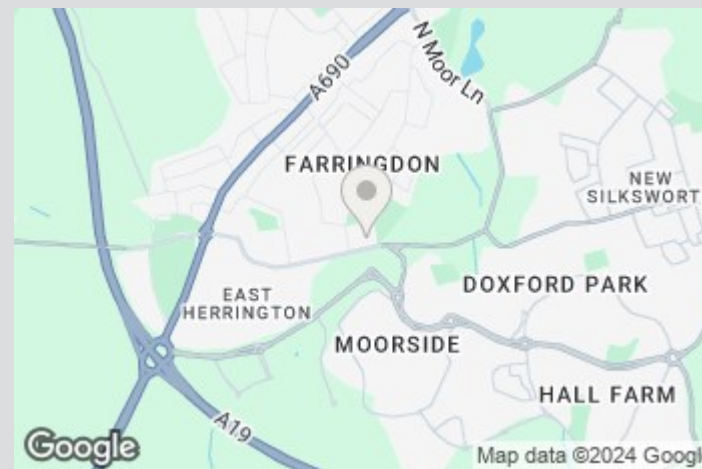
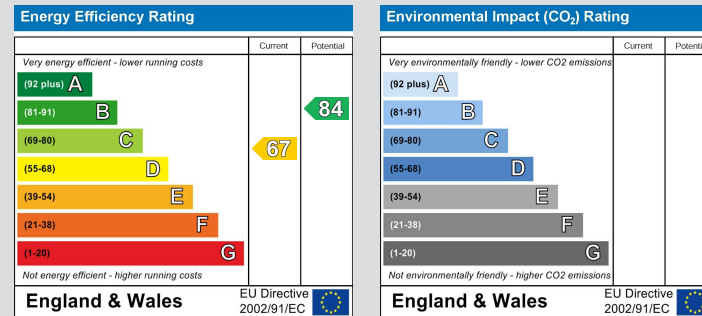
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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