









This modernised 2 bedroom mid terrace home with an additional first floor room which could be used as a study/dressing room or nursery and with a drive to the front and well proportioned gardens to the rear, offers an exciting opportunity for first time buyers and families alike.

Comprising a reception hall, living room, kitchen with adjoining utility and ground floor WC, two bedrooms, study/nursery and a large bathroom, the property enjoys a fresh contemporary theme and is available with no upward chain.

Benefiting from gas central heating and UPVC double glazing, the property is set within easy walking distance of an extensive range of coastal amenities, and particularly convenient for Sunderland City Centre, Stadium of Light Metro Station and Sunderland's magnificent coastline. Positioned close to major routes leading through to the wider North East region, this delightful home can only be fully appreciated upon internal inspection.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double glazed Composite door to

Entrance Lobby

Laminate flooring.

Living Room 14'5" x 15'6"



Contemporary design wall mounted fireplace, built in cupboard, double radiator, UPVC double glazed oriel bay window to front elevation, double Georgian design doors to kitchen.

Kitchen 13'9" x 8'9"



Base units with solid wood working surfaces over incorporating a ceramic double sink, gas hob with overhead extractor, built under electric oven, tiled splashbacks, space for American style fridge freezer, there is also a vertical contemporary design column radiator and UPVC double glazed windows to the rear overlooking gardens, door to side elevation.

Utility



Under bench fitted fridge and wall mounted washing machine, additional floor cupboards and working surfaces.

Ground Floor WC



Low level WC with pedestal washbasin - white suite, wall

mounted gas combination boiler serving hot water and radiators, double glazed window, laminate flooring throughout.

First Floor Landing

With access point to loft.

Bedroom 1 (front) 15'7" x 11'0"



UPVC double glazed window to front elevation, laminate flooring, single radiator, leading to bedroom three.

Bedroom 2 (rear) 9'0" x 10'4"



UPVC double glazed window, wall panelling, double radiator.

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MAIN ROOMS AND DIMENSIONS

Study/Dressing Room 10'5" x 8'0"



UPVC double glazed window to front elevation, double radiator.

Bathroom



Low level WC, wall mounted washbasin, vanity unit with drawers under, free standing double ended bath with wall mounted mixer tap and shower, walk in shower enclosure - white suite with tiled splashbacks, tiled floor, vertical contemporary design column radiator, UPVC double glazed window.

Outside



A drive accessed via double wrought iron gates, shared passage leading through to large enclosed gardens to the rear with various seating areas and patios.

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.

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. 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:-

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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.

Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road 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

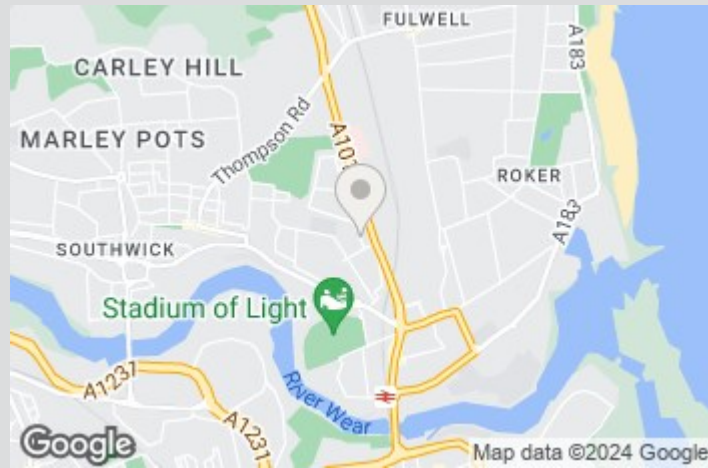
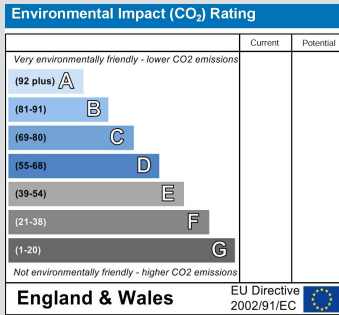
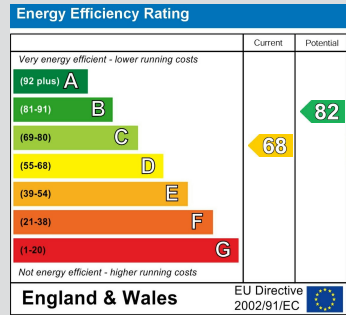
Ombudsman

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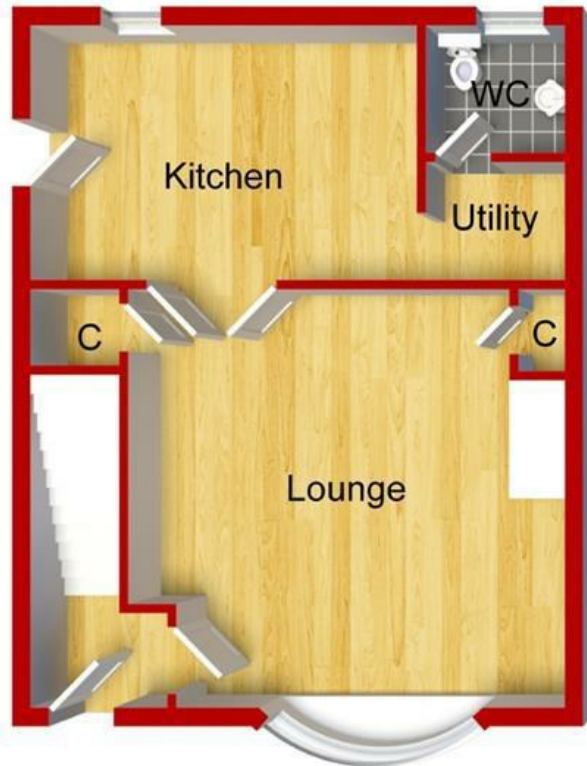
MAIN ROOMS AND DIMENSIONS

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

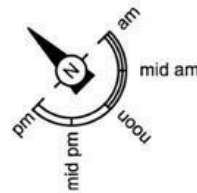


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Ground Floor
Approximate Floor Area
(41.50 sq.m)



First Floor
Approximate Floor Area
(46.20 sq.m)

20 Netherburn Road