

A two bedroom semi-detached home with a generous rear garden, situated within this popular and convenient area of South Hylton. Internally the accommodation includes a hall with staircase to the first floor, lounge, kitchen / diner and a downstairs wc whilst to the first floor there are two well-proportioned bedrooms and a wet room/wc. Externally there are delightful gardens to the front and rear. This location is ideal for local amenities, shops and schools as well as excellent transport links including South Hylton Metro station and major road networks including the A19. With no upper chain involved, viewing highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door to hall.

Entrance Hall



Radiator, stairs to first floor, doors to lounge and kitchen/diner.

Lounge 12'6" x 11'6"



Double glazed bay window to the front, radiator, gas fire and storage cupboard.

Kitchen/Diner 18'1" x 9'3" max

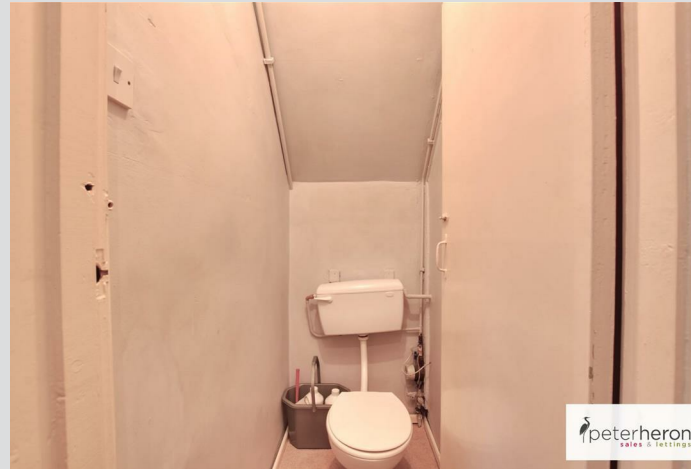


Range of wall and base units with work surfaces over incorporating single bowl stainless steel sink and drainer unit, integrated appliances include an oven and gas hob, space provided for fridge freezer, double glazed window to rear and radiator. Door to lobby.

Rear Lobby

Door to WC and door to the outhouse.

Separate WC



Low level WC.

Outhouse

Doors to the rear and utility.

Utility

Worktops, washbasin and outdoor tap. Space for washing machine and single glazed windows to rear.

First Floor Landing

Single glazed window to side.

Bedroom 1 18'1" x 11'0"



Single glazed window to front, radiator and storage cupboard.

Bedroom 2 11'8" x 11'0"



Single glazed window to rear, radiator and storage cupboard.

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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

Wet Room



Low level WC, hand wash basin and shower, radiator and window to rear.

Outside



To the front of the property is a low maintenance garden, whilst to the rear there are generous gardens with lawn and block paved areas.

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 - Particulars

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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 £210.00 by Movewithus Ltd.

Fawcett Street Viewings

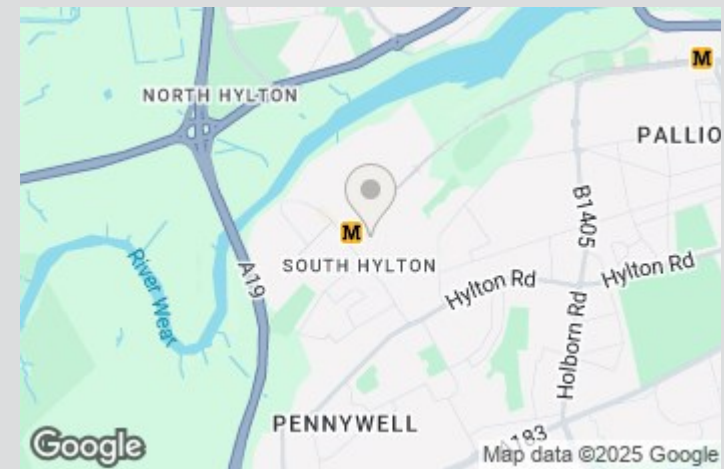
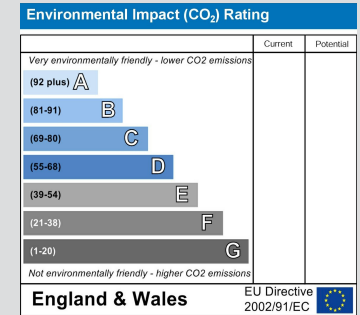
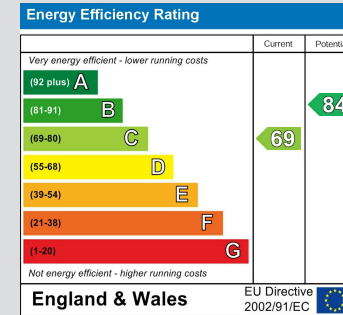
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

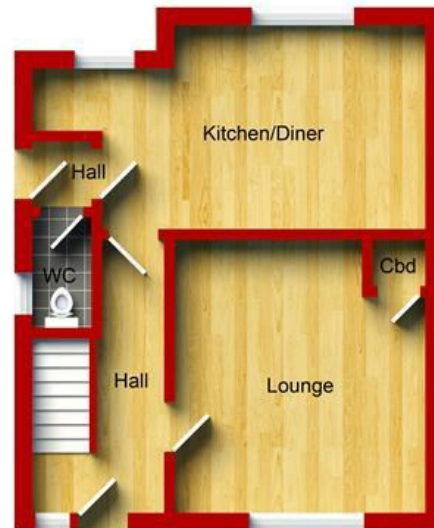
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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



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Ground Floor
Approximate Floor Area
(36.50 sq.m)



First Floor
Approximate Floor Area
(36.50 sq.m)

