









An immaculately presented two bedroom semi-detached house, enjoying a delightful cul-de-sac position within this ever popular area. Internally the accommodation includes a hall, spacious lounge, a fitted kitchen and a generous conservatory, whilst to the first floor there are two bedrooms and an impressive, contemporary shower room/wc. Externally there is a driveway providing off street parking and an attractive garden to the rear. This location is ideal for local amenities, shopping facilities and schools, as well as offering transport links to surrounding areas and major road links including the A19. Early viewing is highly recommended to appreciate the superb accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall



Stairs to first floor and electric heater.

Lounge 15'6" x 12'6"



Double glazed window front, two radiators and UPVC double glazed French doors to conservatory.

Conservatory 16'9" x 10'3"



Double glazed windows and UPVC French doors to rear. Electric fire.

Kitchen 10'0" x 6'9"



Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated oven, electric hob and cooker hood and fridge freezer. Space provided for washing machine. UPVC door to conservatory.

First Floor Landing

Radiator, double glazed window and two storage cupboards.

Bedroom 1 10'4" x 9'5"



Double glazed window to rear, radiator and access hatch to loft.

Bedroom 2 9'5" x 8'10"



Double glazed window to rear, radiator and storage cupboard.

Shower Room



Low level WC and washbasin set into vanity unit and walk in shower cubicle, double glazed frosted window.

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MAIN ROOMS AND DIMENSIONS

Outside



Garden to the front of the property with driveway providing off street parking. Delightful gardens to the rear paved and lawned areas.

Council Tax Band

The Council Tax Band is Band B.

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

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 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 £300.00 by Movewithus Ltd.

Fawcett Street Viewings

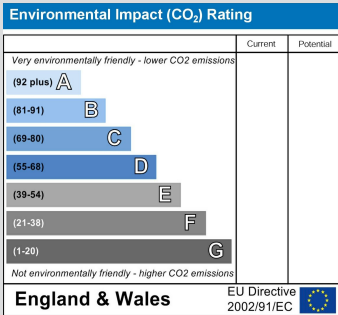
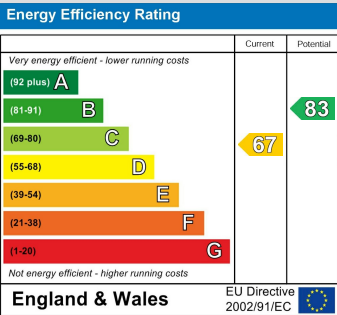
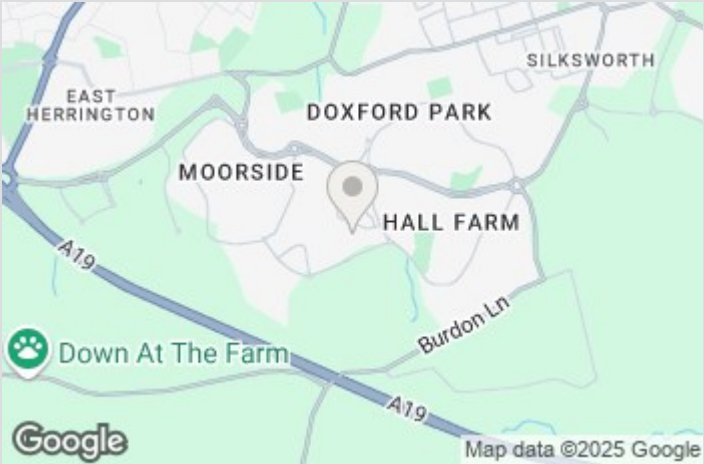
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

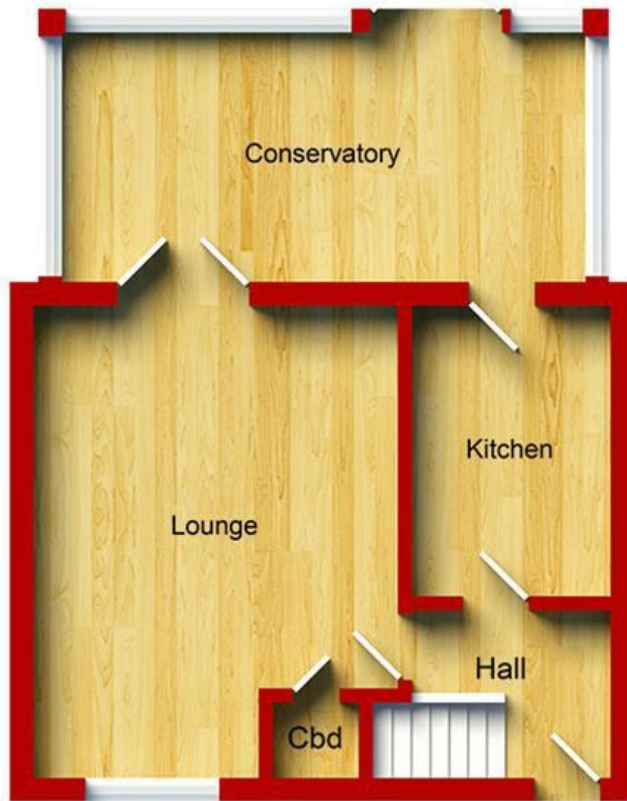
Ombudsman

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



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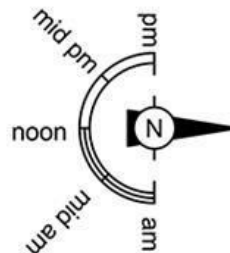
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Ground Floor
Approximate Floor Area
(46.70 sq.m)



First Floor
Approximate Floor Area
(30.60 sq.m)



22 Canonsfield Close