









This beautiful popular style two bedroom home is available with no upward chain and literally ready to move into. Arranged over two floors, the internal accommodation comprises hall, lounge, superb modern breakfasting kitchen, two double bedrooms, dressing room and shower room. Block paved garden to the front and spacious low maintenance gardens to the rear. Perfectly located set midway between the City centre and the A19, ideal for commuting to Doxford International Business Park, Amazon, Nissan with many excellent local amenities on the door stop. Early viewing is highly recommended as considerable interest is anticipated.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Lounge 12'9" x 16'10"



Double glazed bay window to front, feature fireplace, radiator and stairs to first floor. Door to kitchen.

Breakfasting Kitchen 5'10" x 16'9"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and cooker hood, low level fridge/freezer and a washing machine. Radiator, storage cupboard and 2 seater breakfast bar. Double glazed bay window and UPVC door to rear.

First Floor Landing

Access point to loft.

Bedroom 1 9'5" x 10'4"



Double glazed bay window to front and radiator. Built in wardrobes and storage cupboard.

Bedroom 2 9'2" x 10'4"



Double glazed bay window to rear and radiator.

Shower Room



Low level WC with concealed cistern and washbasin vanity unit with cupboards and drawers, walk in shower enclosure, chrome heated towel rail and double glazed window.

Dressing Room 9'1" x 3'10"



Double glazed window to rear.

Outside



Block paved garden to the front with useful side access, whilst to the rear a low maintenance garden with artificial lawn and decked seating area.

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.

Fawcett Street Viewings

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

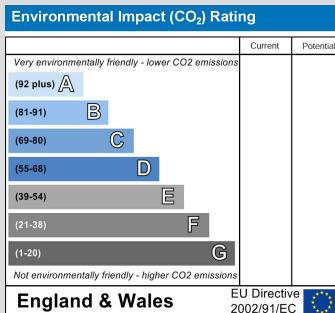
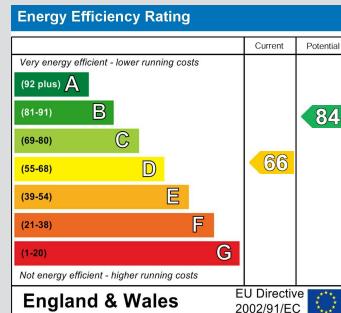
Opening Times

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.

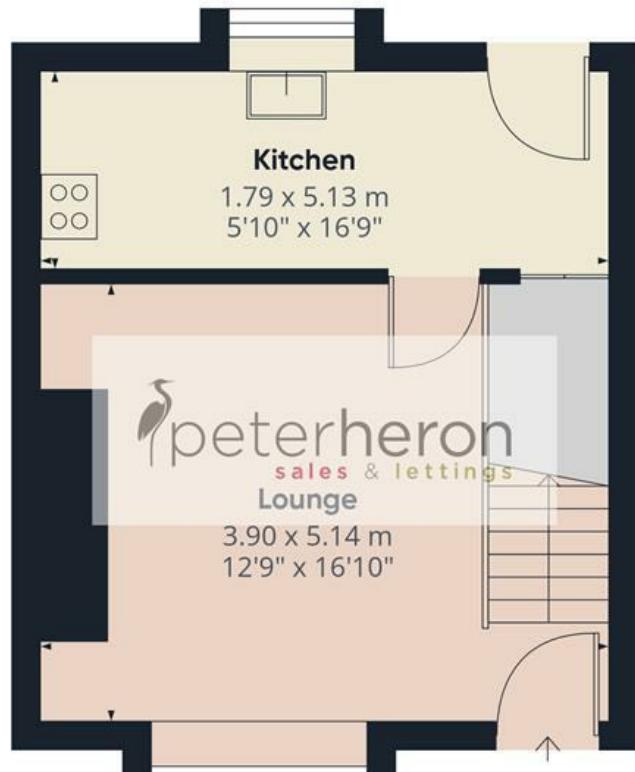
MAIN ROOMS AND DIMENSIONS



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City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Approximate total area⁽¹⁾

60 m²

646 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

