



 peterheron
sales & lettings

 peterh
sales &

Avonmouth Road, Farringdon, Sunderland

Offers over £99,950







Available with immediate vacant possession and no upward chain, this superb recently refurbished two bedroom semi detached should be viewed as a matter of urgency to avoid disappointment. Internally comprising entrance lobby, lounge, modern kitchen, two good sized first floor bedrooms and a contemporary bathroom. Externally there are gardens to the front and rear. Ideal for a good range of amenities including Doxford International Business Park and serving the wider regions of North East including Durham City and Newcastle Upon Tyne.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Lobby

Door to lounge and staircase to first floor.

Lounge 13'3" x 11'4" into alcove



Double glazed window to front, radiator and door to kitchen.

Kitchen 14'6" x 5'8" not including recess



Fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include an electric oven, electric hob, microwave, fridge and freezer. Space for washing machine. Double glazed window to rear. Double glazed door to rear garden and a tall feature radiator. The central heating boiler is concealed behind a matching kitchen unit.

First Floor Landing

Radiator.

Bedroom 1 11'4" x 10'4"



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

Bedroom 2 8'7" x 7'10"



Double glazed window to rear and radiator.

Bathroom



Contemporary suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit and a panel bath with mains shower over, attractive tiled walls and floor, chrome ladder style radiator and double glazed window.

Outside



Gardens to the front and rear.

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

Peter Heron Ltd for themselves and for the vendors of this

Visit www.peterheron.co.uk or call 0191 510 3323

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

MAIN ROOMS AND DIMENSIONS

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 £210.00 by Movewithus Ltd.

Fawcett Street Viewings

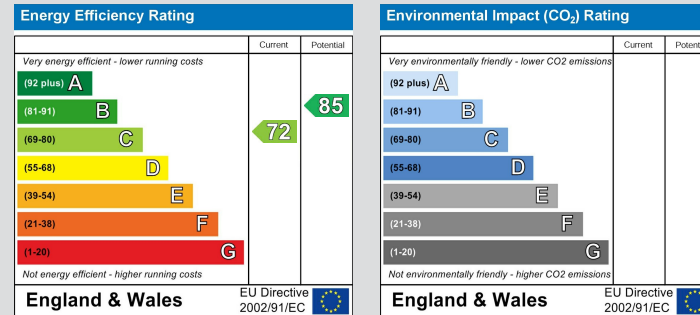
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 0191 510 3323

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

