



An attractive two bedroom mid link house with the benefit of a garage, occupying a pleasant cul-de-sac position within this ever popular and convenient area. The accommodation includes an entrance porch, lounge and a modern kitchen whilst to the first floor there are two bedrooms and a contemporary bathroom/wc. Features of the property include UPVC double glazing, gas central heating, garage located to the rear of the property and gardens to the front and rear. The property is ideally positioned for easy access to the shops and cafés on Sea Road, close to all amenities, schools and boasts excellent transport links to Sunderland City Centre and wider road networks. We highly recommend early viewing to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Entrance Porch

Storage cupboard and inner door to lounge.

## Lounge 12'0" x 19'4"



Double glazed window to front elevation and double radiator. Stairs to first floor and door to kitchen.

## Kitchen 11'11" x 8'0"



Range of wall and base units with countertops over incorporating single bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood. Space provided for fridge freezer and washing machine. Wall mounted combination boiler, double glazed window and UPVC door to rear.

## First Floor Landing

Access point to loft.

## Bedroom 1 12'0" x 10'6"



Double glazed window to front elevation and radiator.

## Bedroom 2 11'11" x 8'0"



Double glazed window to rear elevation, radiator and storage cupboard.

## Bathroom



Low level WC, washbasin and bath with shower over, chrome heated towel rail.

## Outside



Low maintenance artificial garden to the rear.

## Garage



The property also benefits from a garage located in a nearby block.

## Council Tax Band

The Council Tax Band is Band B.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are 947 years remaining on the lease. The Ground Rent is £26.00pa.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

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.

## Sea Road Viewings

To arrange an appointment to view this property please

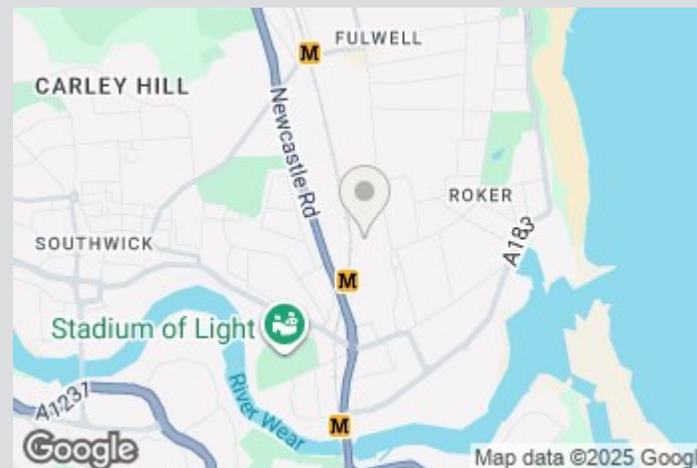
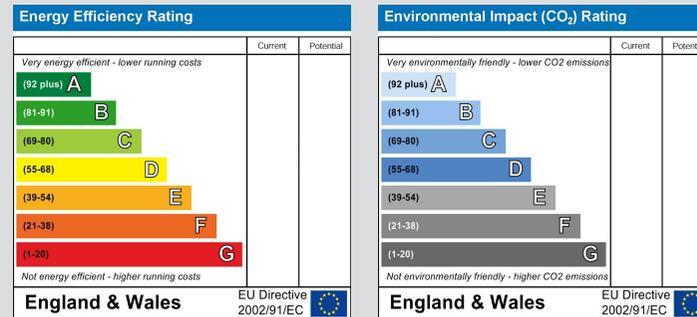
contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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Approximate total area<sup>(1)</sup>

60.6 m<sup>2</sup>

Reduced headroom

0.8 m<sup>2</sup>

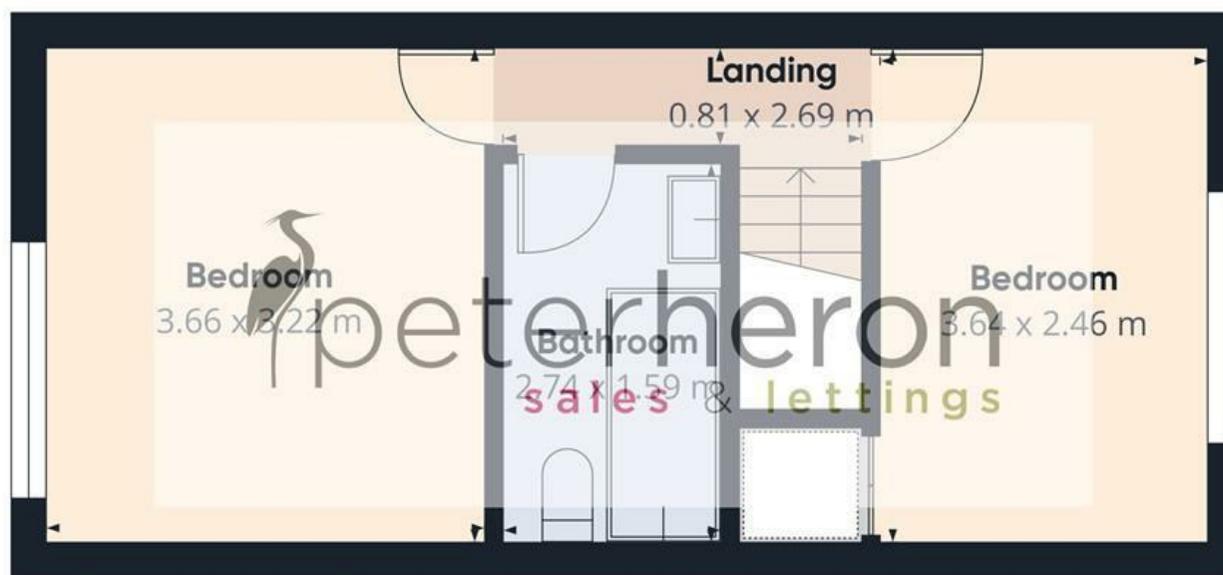
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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

GIRAFFE360



Floor 1 Building 1