









An attractively presented two bedroom end link house occupying a delightful cul-de-sac position within this popular, modern development. Internally the accommodation includes an entrance hall, cloakroom/wc, lounge and a superb kitchen / diner with French doors to the rear whilst to the first floor there are two well-proportioned bedrooms and a bathroom/wc. Externally the property benefits from double length allocated parking space, private rear garden, gas central heating to radiators and double glazing. The property is available with no upward chain and is ideally situated for local amenities, shops and schools as well as for access to the nearby coastline and excellent transport connections. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door to

Entrance Hall

Radiator.

Cloakroom/WC



Low level WC, pedestal washbasin, radiator and double glazed window.

Lounge 12'10" x 9'8"



Double glazed window to front, radiator, staircase to first floor and the space opens out into

Kitchen/Diner 14'3" x 7'10"



Fitted with a range of contemporary wall and base units with work surfaces over incorporating a sink unit, integrated appliances include a double oven, fridge freezer, space for washing machine, double glazed window, double glazed French door to rear garden, radiator and boiler is concealed behind matching kitchen unit.

First Floor Landing

Bedroom 1 12'2" not inc fitted robes x 10'11"



Double glazed window to rear, radiator, fitted mirror fronted sliding door wardrobes.

Bedroom 2 11'4" x 6'6"



Double glazed window to front, radiator.

Bathroom



Low level WC, pedestal washbasin and panel bath with mains shower over, radiator and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



The property benefits from a double length parking space providing parking for two cars and there is a small garden to the front and an attractive garden to the rear with a lawn and patio area.

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 the Lease Term is 999 years from 01/01/2012 and the Ground Rent is £150pa

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

Any prospective purchaser should clarify this with their Solicitor.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

Important Notice Part 2

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

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Fawcett Street Viewings

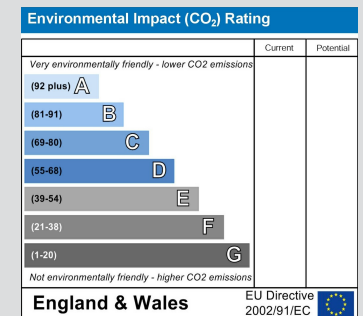
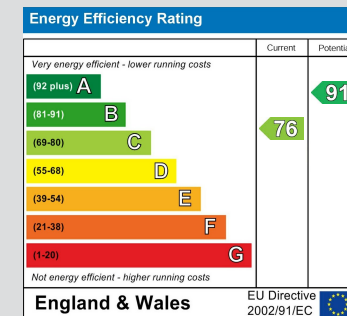
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

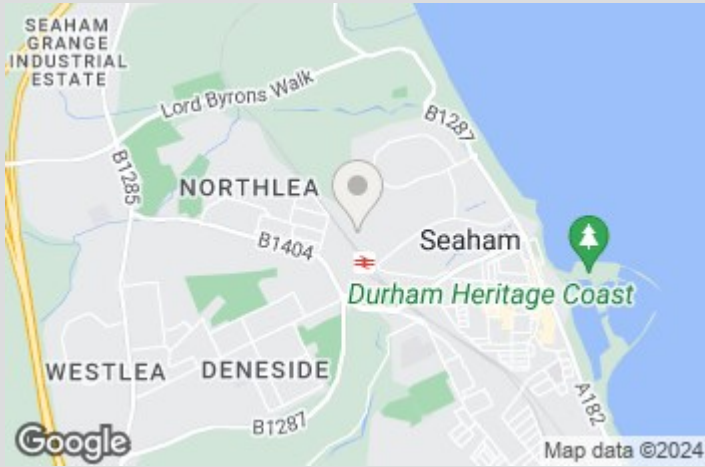
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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