









CASH BUYERS ONLY! This two bedroom ground floor flat enjoys an open aspect to the front and the property benefits from a private rear garden and a garage within this popular area of Moorside. Internally the accommodation is accessed via its own private entrance and includes an entrance lobby, lounge, kitchen, two bedrooms and a bathroom/wc. The property benefits from double glazing, a private rear garden and a single garage in a separate block. Situated within this popular area of Moorside, the property is well served by local amenities and provides easy access to Doxford International Business Park and to major road connections including the A19. With immediate vacant possession and no upper chain involved, early viewing is essential!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via entrance door.

Entrance Lobby

Inner door to lounge.

Lounge 14'9" x 10'10"



Large double glazed window to front and wall mounted electric heater.

Kitchen 6'9" x 8'9"



Fitted wall and base units with work surfaces over incorporating sink and drainer unit, space for cooker, fridge freezer and washing machine, double glazed window to rear and double glazed door to rear garden.

Inner Lobby

Bedroom 1 11'10" x 8'10"



Double glazed window to front and wall mounted electric heater.

Bedroom 2 9'8" x 8'8"



Double glazed window to rear and wall mounted electric heater. Built in cupboard.

Bathroom



Low level WC, pedestal washbasin and panel bath with electric shower, double glazed window.

Outside



Private garden to the rear and a single garage located in nearby block.

Council Tax Band

The Council Tax Band is Band A.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are 44 years remaining on the lease. The Ground Rent is £15.00 per annum.

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.

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

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MAIN ROOMS AND DIMENSIONS

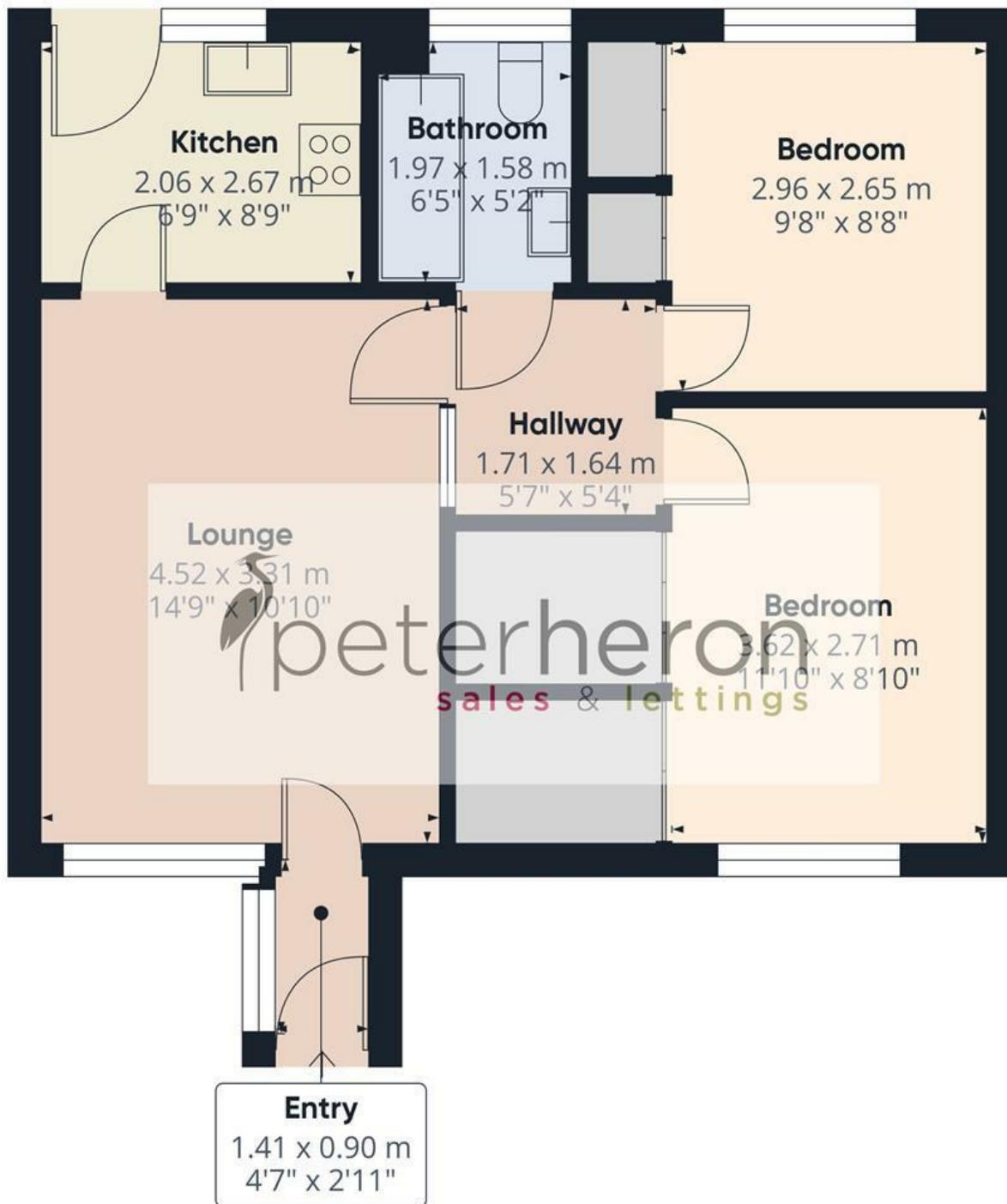
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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Approximate total area⁽¹⁾

51.7 m²

557 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.

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