









An attractive two bedroom semi-detached home with a garage, available with no upper chain involved. Internally there is a hall with staircase to the first floor, lounge and a kitchen / diner whilst to the first floor there are two bedrooms and a wet room/wc. Externally there are gardens to the front and rear, as well as an attached garage. The property is conveniently located close to a range of local amenities, shops and schools and provides excellent transport connections to the A19, Doxford International Business Park, Nissan and to Sunderland City Centre. Early viewings are highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door

Hall



There is a staircase to the first floor, radiator and three double glazed windows.

Lounge 12'3" x 9'3"



Double glazed bow window to the front, radiator, fireplace and a door to the kitchen diner.

Kitchen Diner 18'8" x 8'7"



With fitted wall and base units with work surface over incorporating a sink and drainer unit, spaces have been provided for the inclusion of a cooker and a fridge freezer, there are two double glazed windows to the rear, two radiators and a door to the garage.

First Floor Landing

With a radiator, double glazed window and a loft access hatch with a pull down ladder to partly floored out loft space.

Bedroom 1 15'5" x 8'11"



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

Bedroom 2 6'6", 252'7" x 10'5"



Double glazed window to the rear and a radiator.

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MAIN ROOMS AND DIMENSIONS

Wet Room



Low level WC, Pedestal wash hand basin and a wet area with mains fed shower, two double glaze windows and a radiator.

Outside



There are gardens to the front and rear.

Garage 20'8" x 9'6"

An attached garage with a remote control roller shutter access door, double glazed window, double glazed door to the rear garden and an internal door to the kitchen diner.

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 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 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.

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

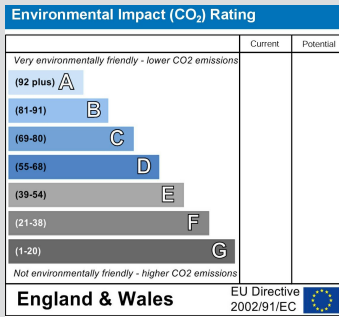
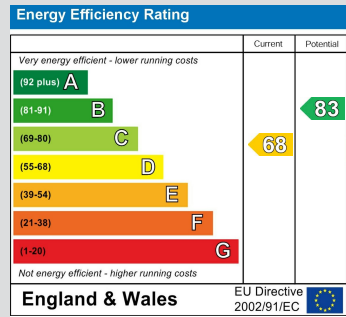
Ombudsman

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

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Ground Floor
Approximate Floor Area
(42.81sq.m)



First Floor
Approximate Floor Area
(40.89 sq.m)

