









Available with immediate vacant possession and no upward chain, this popularly situated two bedroomed, end terraced home with spacious gardens to the rear and a drive to the front, offers an exciting opportunity for first time buyers and investor landlords alike.

The internal accommodation comprises an entrance hall, a living room, kitchen, two first floor bedrooms and a bathroom. Features of note include UPVC double glazing and gas central heating.

Sitting in the ever-popular lower Redhouse estate which enjoys a central position to the A19, City Centre and coast, the property would benefit for some updating and modernising but has been priced accordingly.

Internal inspection unreservedly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC double glazed feature door to

Entrance Lobby

With a door to the

Living Room 13'1" x 12'10"



Wall mounted gas fire with back boiler serving hot water and radiators, some timber panelling to walls, UPVC double glazed window to front elevation, and a single radiator.

Kitchen 16'4" x 5'5"



Good selection of base and eye level units with stone coloured working surfaces incorporating a single drainer stainless steel sink unit with pedestal mixer taps, glass fronted display cabinets, tiled splash backs, there is double radiator, laminate flooring, space for fridge freezer, gas cooker and plumbing for automatic washing machine. Shelf

Pantry, UPVC double glazed windows and a door to the rear elevation providing access out into the spacious lawned gardens to the rear.

First Floor Landing

With an access point to the loft.

Bedroom 1 (front) 9'8" x 13'5"



UPVC double glazed window to the front elevation, a single radiator and a large bulk head cupboard with fitted shelving.

Bedroom 2 (rear) 9'0" x 9'2"



UPVC double glazed windows to rear elevation and a single radiator.

Bathroom



High level WC, wash basin set into vanity unit with a cupboard under, there is a panel bath with overhead electric shower- white suite with part tiled walls and UPVC double glazed windows, there is mirror fronted medicine cabinets.

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

Outside



Gardens to the front with a drive, accessed via wrought iron gates providing off street parking, there is a gate to the side, leading through to spacious lawned gardens to the rear with patio seating area.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band A.

Important Notice

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 £210.00 by Movewithus Ltd.

Sea Road Viewings

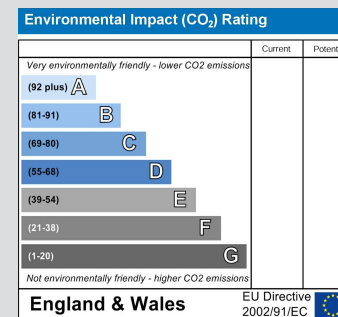
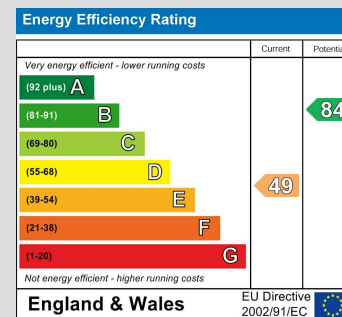
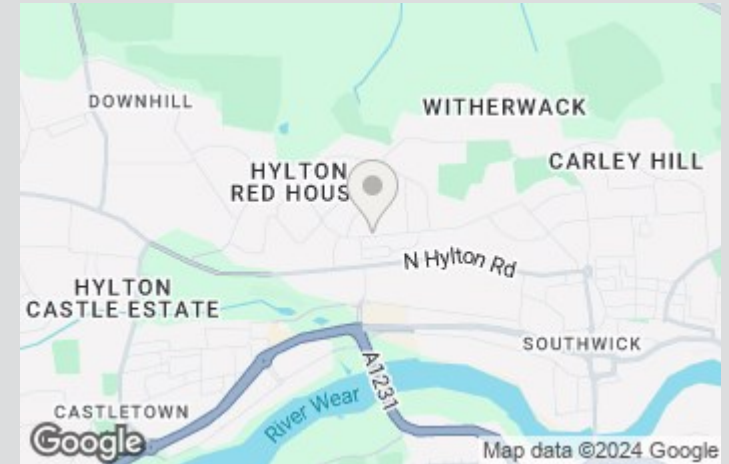
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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

