









A spacious two bedroom house with a generous rear garden situated in this popular residential area, available with no upper chain involved. Internally on the ground floor there is a hall, lounge, kitchen and a ground floor wc whilst to the first floor there are two well-proportioned bedrooms and a shower room/wc. Externally there is a garden to the front and a lawned garden to the rear. This convenient location is well placed for an excellent range of amenities, shops and schools, as well as offering access to Sunderland City Centre and major road links. Early viewing is essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Hall



Stairs to the first floor with storage under.

Lounge 13'10" x 12'11"



Double glazed window to the rear, radiator, feature fireplace, storage cupboard and door to the rear hall.

Kitchen 10'2" x 8'2"



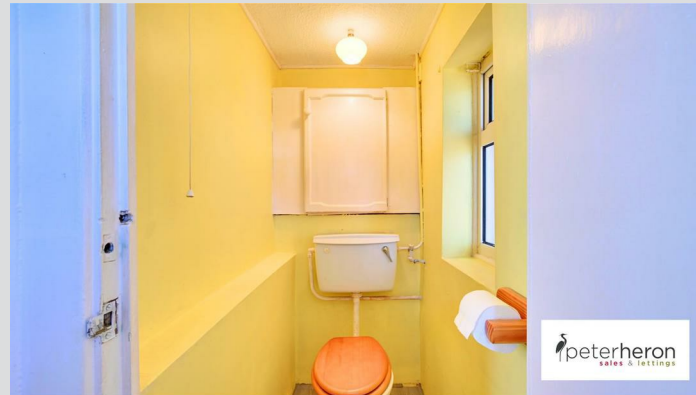
Range of wall and base units with counter tops over

incorporating a single bowl sink and drainer unit. Space provided for an oven, washing machine and fridge freezer. Radiator and two double glazed windows to the front.

Rear Hall

Door to separate WC and door to rear.

Separate WC



Low level WC, double glazed window to the side.

First Floor Landing

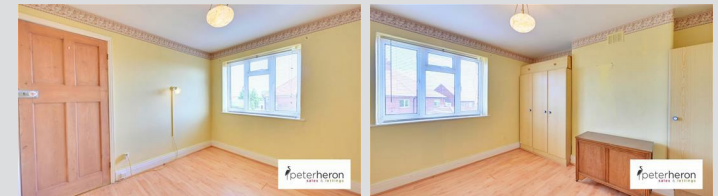
Storage cupboard, radiator and access hatch to loft.

Bedroom 1 11'5" x 10'11"



Double glazed window to the front, radiator, 2x storage cupboard and built in mirror fronted sliding door wardrobes.

Bedroom 2 10'4" x 9'1"



Double glazed window to the rear, built in wardrobes and radiator.

Shower Room



Low level WC, wash hand basin, walk in shower cubicle, radiator and double glazed window to the rear.

Outside



Low maintenance garden to the front and attractive lawned garden to the rear with brick built store.

Council TaxBand

The Council Tax is Band A.

Tenure FH

We are advised by the Vendors that the property is

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MAIN ROOMS AND DIMENSIONS

Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice

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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.

Viewings Fst

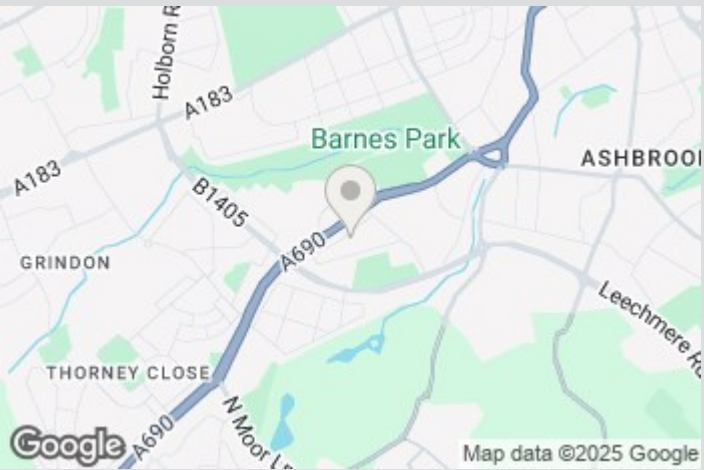
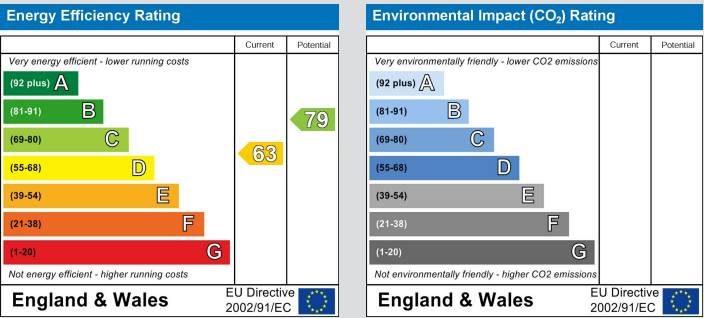
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times

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

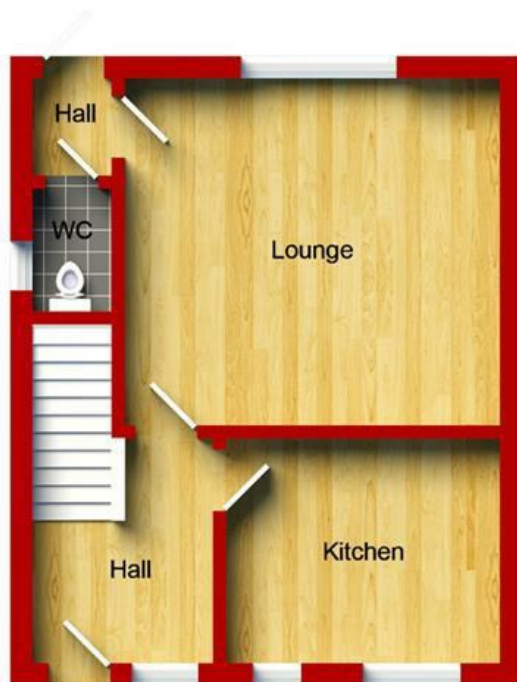
Ombudsman

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

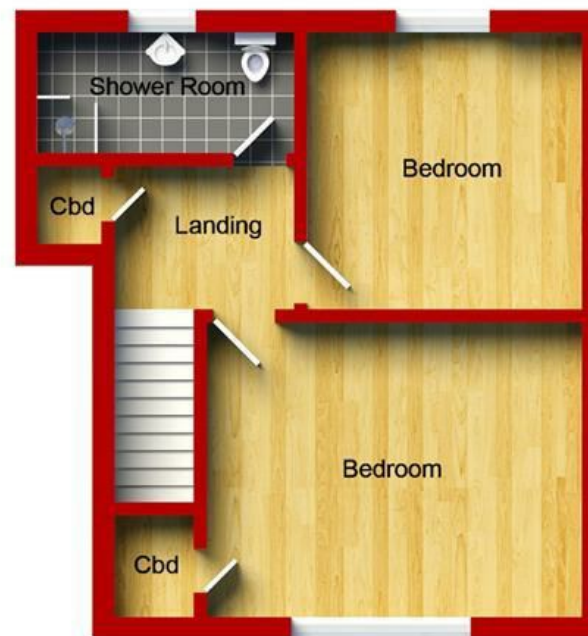


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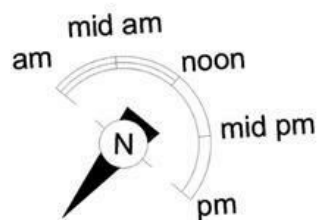
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Ground Floor
Approximate Floor Area
(35.30 sq.m)



First Floor
Approximate Floor Area
(37.40 sq.m)



29 Scruton Avenue