









An attractive two bedroom semi-detached house, benefiting from a replacement main roof and updated kitchen. Internally the accommodation on the ground floor includes a lounge and a modern kitchen whilst to the first floor there are two bedrooms and bathroom/wc. Externally there are gardens to the front and rear. This convenient location is 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. With immediate vacant possession and no upper chain involved, early viewing is highly recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

## Entrance Area



Open plan to lounge.

## Lounge 12'6" x 10'0"



Staircase to first floor with storage under and double glazed window, double glazed bay window to front, and 2x radiators.

## Kitchen 10'0" x 6'11"



Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap.

Space for cooker, fridge freezer and dishwasher. Radiator, wall mounted boiler and double glazed window to rear. Open plan into utility.

## Utility 6'9" x 5'10"



Wall and base units with countertops over providing space for washing machine and tumble dryer. Double glazed window to rear. Door to outhouse.

## Outhouse 8'2" x 5'11"

Composite doors to front and rear.

## First Floor Landing



Double glazed window and access point to loft.

## Bedroom 1 13'1" x 10'11"



Double glazed window to front and radiator.

## Bedroom 2 8'7" x 7'10"



Double glazed window to rear, radiator and storage cupboard.

## Bathroom



Low level WC, washbasin and bath with shower over, radiator and two double glazed windows to rear.

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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 front and rear.

## 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 - Particulars

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.

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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.

## Fawcett Street Viewings

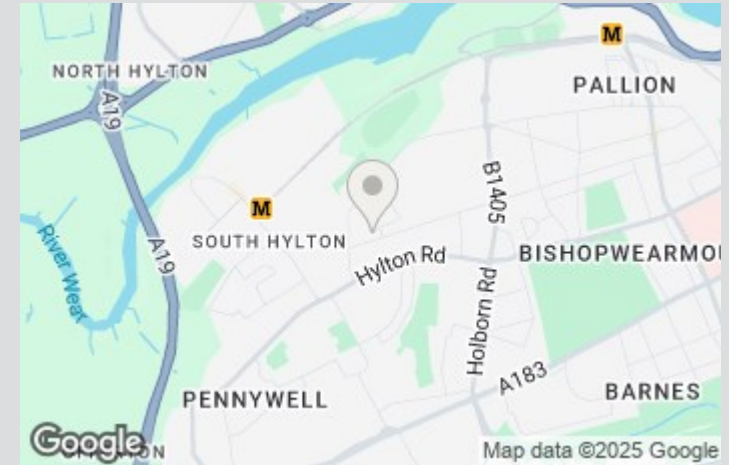
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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