















A fabulous, larger style two double bedroom semi-detached home offering stylish accommodation and wonderful gardens within this popular location. The immaculate interior includes an attractive lounge and an impressive kitchen / diner with French doors leading out to the rear garden. On the first floor there are two well-proportioned bedrooms and a modern bathroom/wc. Benefitting from double glazing and gas central heating. Well placed for Sunderland City Centre and within easy reach of the A19, Doxford International Business Park and Nissan, as well as providing an excellent range range of local amenities, including shops and schools. We highly recommend early viewing!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

## Lounge 13'1" x 12'0"



This attractive room has a double glazed window to the front, a radiator and a feature fireplace with living flame effect gas fire, there is a built in storage cupboard, there is a staircase to the first floor set behind the recess and there are double doors leading through to the kitchen diner.

## Kitchen/Diner 17'4" x 7'10"



The kitchen is fitted with an excellent range of contemporary wall and base units with work surface over incorporating a sink and drainer unit, integrated appliances include an electric oven and gas hob, space has been provided for the inclusion of a fridge freezer and a washing machine along with a slimline dishwasher, there is a radiator and double glazed French doors leading out to the rear garden.

## First Floor Landing

With a radiator and doors to the two bedrooms and bathroom.

## Bedroom 1 14'2" x 10'1"



Double glazed window to the front, radiator and a built in cupboard providing storage space and housing the boiler.

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



Double glazed window to the rear and a radiator.

## Bathroom



Modern suite with low level WC, pedestal wash hand basin and panel bath with mains fed shower over, there is a chrome ladder style radiator, tiled walls and floor and a double glazed window.

## Outside



There is a generous low maintenance block paved area to the front and to the rear a delightful garden with a lawn, patio and useful brick built store.

## 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 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

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# MAIN ROOMS AND DIMENSIONS

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:-

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### Important Notice Part 2

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### Fawcett Street Viewings

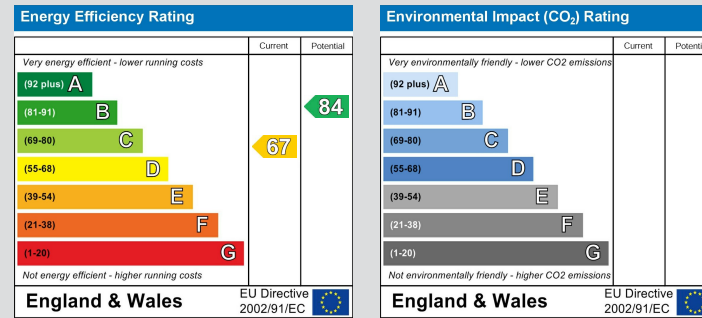
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

### 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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