















This spacious two bedroom semi detached home is located within this ever popular residential area is available with immediate vacant possession and no upper chain involved. The internal accommodation includes a hall, lounge, dining room and kitchen, whilst to the first floor there are two bedrooms, a shower room and a separate WC. Features of the property include UPVC double glazing and gas central heating to radiators. There are gardens to the front and rear and a drive providing off street parking. Ideally located for easy access to local amenities, shops, and schools as well as offering good links to Sunderland City Centre, Doxford International Business Park and major road connections including the A19. Early viewing is essential.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via timber door to

## Entrance Hall

Staircase to first floor with under stairs cupboard, radiator, double glazed window to front and door to lounge.

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



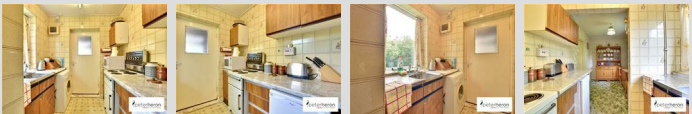
Double glazed bay window to front, radiator and gas fire.

## Dining Room 9'11" x 6'10"



Double glazed window to rear and radiator. Open plan to kitchen.

## Kitchen 6'10" x 5'10"



Wall and base units with working surfaces over incorporating a single bowl sink unit, space for oven, fridge and washing

machine, part tiled walls, double glazed window to rear. Door to outhouse.

## Outhouse

UPVC door to rear.

## First Floor Landing

Double glazed window to side.

## Bedroom 1 13'2" x 9'1"



Two double glazed windows to front, radiator and storage cupboard.

## Bedroom 2 8'8" x 9'1"



Double glazed window to rear, storage cupboard and radiator.

## Shower Room



Washbasin and walk in shower enclosure, double glazed frosted window to rear, tiled walls and chrome heated towel rail.

## Separate WC



Low level WC, single glazed frosted window to side.

Visit [www.peterheron.co.uk](http://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 and rear and a drive providing off street parking.

### 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 - 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.

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.

### Fawcett Street Viewings

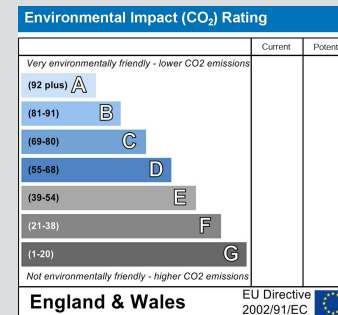
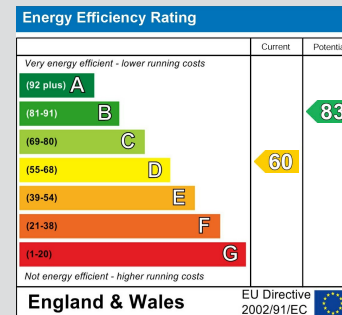
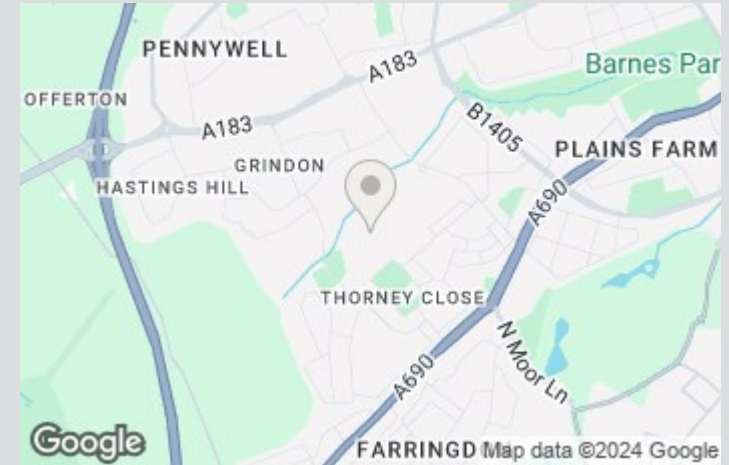
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

### 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.



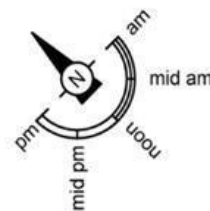
Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323



Ground Floor  
Approximate Floor Area  
(34.22 sq.m)



First Floor  
Approximate Floor Area  
(30.58 sq.m)



34 Twickenham Road