









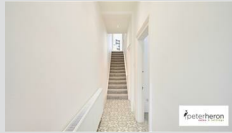
We are delighted to offer this well presented two bedroom terraced house to the market. Arranged over two floors, comprising entrance vestibule, entrance hall, lounge, dining room, kitchen and two bedrooms all benefiting from gas central heating and UPVC double glazing. Externally there is an enclosed yard to the rear, leading to an outhouse and garage with roller shutter door. Situated in the sought after suburb of Fulwell, ideally located for local amenities, just a short walk away from the shops and cafes on Sea Road and close to excellent schools. Fantastic transport links to Sunderland City centre and local road networks. Early viewing is recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Vestibule

Entrance Hall



Stairs to first floor.

Living Room 12'4" x 15'1"



UPVC double glazed window to front, radiator, feature period fireplace

Dining Room 12'4" x 14'9"



UPVC double glazed French doors leading to outside, internally the room is large, with lots of natural light, open plan leading to Kitchen

Kitchen 7'3" x 11'8"



Fitted with a range of wall and base units, wooden worktops, inset sink, dishwasher, fridge freezer, oven, extractor fan and radiator, tiled floor

First Floor



Stairs leading to First Floor Landing leading to

Bedroom 1 15'8" x 15'1"



UPVC double glazed window to front and radiator, feature period fireplace for decorative purposes only

Bedroom 2 8'5" x 14'9"



UPVC double glazed window to rear and radiator, feature period fireplace for decorative purposes only

Showeroom 7'3" x 8'7"



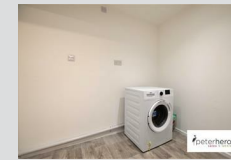
WC, washbasin and modern shower, tiled walls, UPVC double glazed window to rear, tiled floor and radiator.

Outside



Enclosed courtyard and access to garage.

Utility Room



Plumbing for Washing Machine

Council Tax

The Council Tax Band is Band B

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.

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

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MAIN ROOMS AND DIMENSIONS

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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.

Sea Road Viewings

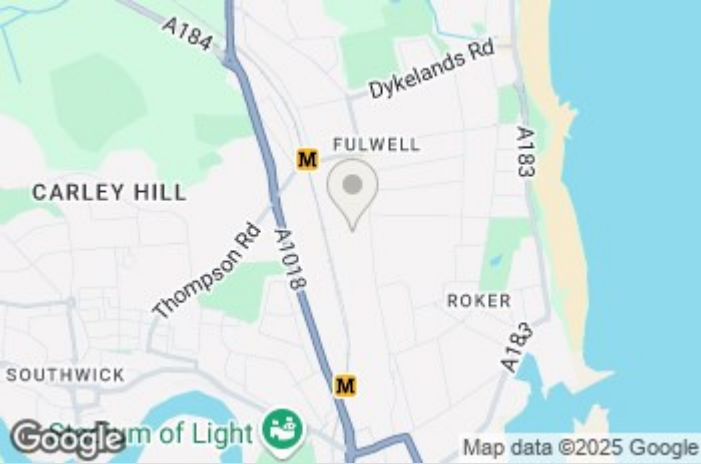
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

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		
	73	86
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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