









Enjoying a sought after and convenient position within easy walking distance of the Sea Front, and all local amenities within this highly fashionable suburb, this tastefully appointed and surprisingly spacious end terraced home offers superb accommodation throughout. Comprising entrance lobby, reception hall, lounge, dining room, extended kitchen, two first floor bedrooms and a bathroom, the property benefits from gas central heating and double glazing and boasts south west facing courtyard to the rear with a lovely decked seating area. Guaranteed to impress all upon inspection, immediate viewing should be considered essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Hallway



Wood effect laminate flooring, radiator and staircase to first floor.

Lounge 10'9" into recess x 12'2" plus bay



Double glazed bay window to front, radiator, spotlights, electric living flame effect log fire, sliding glazed doors into

Dining Room 13'6" x 11'11" into recess



Double glazed window to rear, wood effect laminate flooring, radiator and spotlights.

Kitchen 24'10" x 7'6"



Contemporary wall, eye level units and drawers with working surfaces over incorporating sink and drainer unit, integrated fridge freezer, integrated washing machine, Range style cooker with extractor hood over, spotlights, wood effect laminate flooring, double glazed window to side and storage cupboard.

First Floor Landing

Storage cupboard and radiator.

Bedroom 1 15'0" x 12'3" plus bay



Double glazed bay window to front, radiator, coving and ceiling rose, wood effect laminate flooring and storage cupboard.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 13'6" x 7'10"



Two double glazed windows to side, wood effect laminate flooring and radiator.

Bathroom



Modern suite comprising of a low level WC, washbasin vanity unit, panel bath and step in shower enclosure with mains shower over and riser, heated towel rail, central heating boiler, double glazed window to rear and tiled walls.

Outside



South west facing courtyard to the rear with a lovely decked seating area and electric roller shutter door.

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 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:-

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.

Important Notice Part 2

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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Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 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 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			
England & Wales		EU Directive 2002/91/EC	

Visit www.peterheron.co.uk or call 0191 510 3323

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MAIN ROOMS AND DIMENSIONS



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Ground Floor
Approximate Floor Area
(54.18 sq.m)

First Floor
Approximate Floor Area
(43.38 sq.m)

