









This popular style, two bedroom semi detached home has the potential to provide a wonderful living space. Arranged over two floors, the internal accommodation comprises hall, lounge, kitchen, ground floor WC, two first floor bedrooms and a shower room. Low maintenance garden to the front and spacious, delightful garden to the rear. Perfectly located set midway between the City centre and the A19, ideal for commuting to Doxford International Business Park, Nissan with many excellent local amenities on the door stop. Available with no upward chain, immediate internal inspection is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Vestibule

Inner door to entrance hall.

Entrance Hall

Staircase to first floor, radiator and door to lounge.

Lounge 12'11" x 13'6" into alcoves



Double glazed bay window to front, radiator, and door to kitchen.

Kitchen 13'5" x 8'10" maximum



Range of wall and base units with work surfaces over incorporating 1 1/2 bowl sink unit and drainer, space for cooker, fridge freezer and washing machine, part tiled walls, radiator, double glazed window to rear and door to utility.

Utility

Space for tumble dryer and radiator.

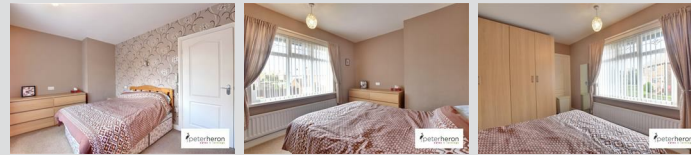
Ground Floor WC



Low level WC, window to side.

First Floor Landing

Bedroom 1 9'8" x 11'7"



Double glazed window to front, radiator and storage cupboard.

Bedroom 2 8'2" x 12'1"



Double glazed window to front and radiator.

Shower Room



Low level WC, washbasin and walk in shower, part tiled walls, double radiator and double glazed window to rear.

Outside



Low maintenance block paved garden to the front. Spacious garden to the rear with block paved area, lawned area and timber decked area.

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.

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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

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:-

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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.

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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Fawcett Street Viewings

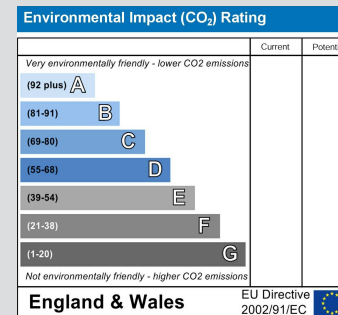
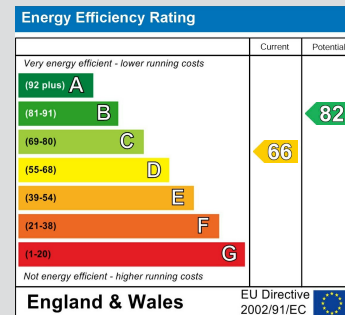
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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Ground Floor
Approximate Floor Area
(34.45 sq.m)



First Floor
Approximate Floor Area
(34.45 sq.m)

