















Superb Two Bedroom Terraced Property! The ground floor compromises an Entrance Hall, Lounge and Kitchen/Diner whilst the first floor occupies Two Bedrooms and a Bathroom. To the rear of the property there is a good-sized, low maintenance garden and to the front elevation is a drive providing off street parking. Benefiting from gas central heating and UPVC double glazing, the property offers a wonderful living space perfect for first time buyers and families with it's close proximity to superb amenities, schools, Metro stations and Sea Front.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Entrance via Composite front door into hall.

## Entrance Hall

Radiator, stairs to first floor and door to lounge.

## Lounge 13'8" x 9'8"



Two radiators, double glazed window to the front elevation and door to the kitchen.

## Kitchen/Diner 12'10" x 8'7"



Fitted with a range of wall and base units with countertops over incorporating a single bowl sink and drainer. Integrated appliances include a gas oven and hob with extractor fan.

Space provided for a washing machine, dishwasher and fridge freezer. The boiler is housed in a kitchen unit, we have been advised by our client the boiler was installed in 2021 and has been service annually. Storage cupboard, radiator and part tiled walls. Double glazed window and French doors to the rear.

## First Floor Landing

### Bedroom 1 12'10" x 10'11" maximum



Radiator, double glazed window to front elevation, built in sliding door wardrobes and a storage cupboard.

### Bedroom 2 11'4" x 6'5"



Radiator and double glazed window to rear elevation.

## Bathroom



Low level WC, washbasin and bath with shower fitted, radiator and frosted window.

## Outside



Gardens to the front and rear. Driveway to the front providing off street parking.

## 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.

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

## Important Notice

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.

## Sea Road Viewings

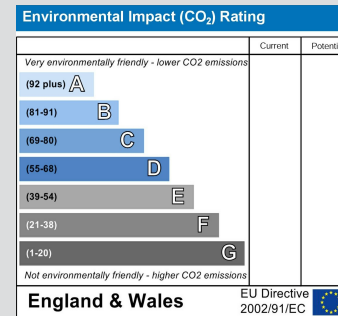
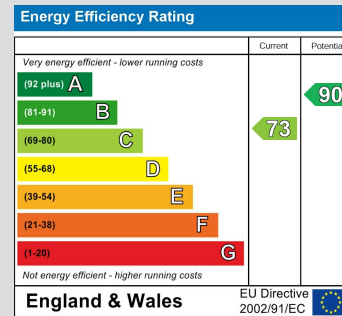
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

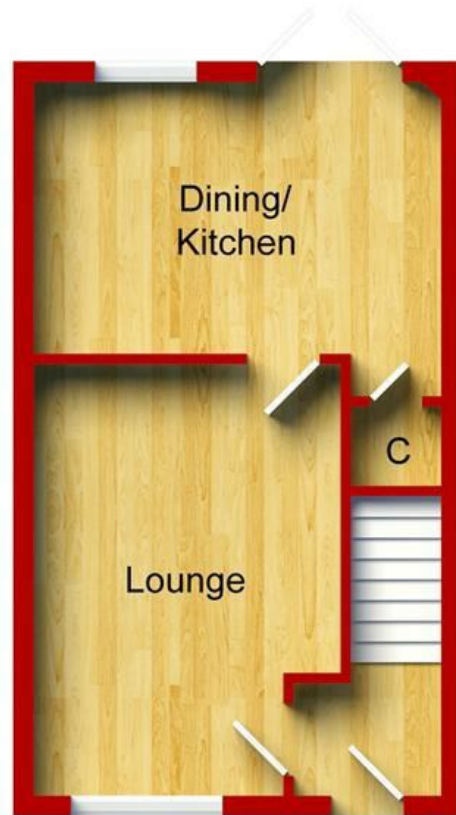
## Ombudsman Fst

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

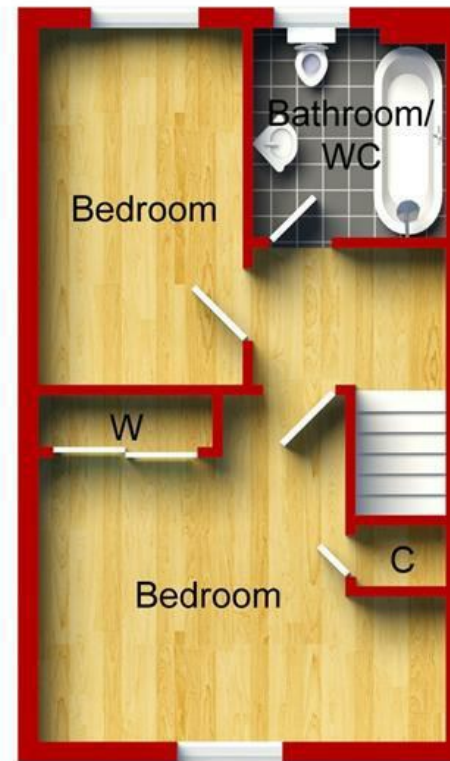
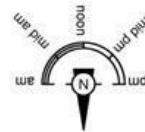


Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323





Ground Floor  
Approximate Floor Area  
(27.03 sq.m)



Room In Roof  
Approximate Floor Area  
(27.03 sq.m)

## 38 Sandringham Terrace