



for sale
peter heron







Occupying a generous corner plot within this popular location, is this semi-detached house providing excellent potential for extension, subject to all necessary permissions and consents. Internally the accommodation on the ground floor includes a hall with staircase to the first floor, lounge and a kitchen / diner, whilst to the first floor there are two generous bedrooms and a modern bathroom/wc. Benefits of the property include gas central heating to radiators and gardens to the front, side and rear. The property is ideally positioned for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. With immediate vacant possession and no upper chain involved, early viewing is essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via a double glazed entrance door.

Hall

Staircase to first floor, radiator and double glazed window.

Lounge 12'5" x 11'7" into alcove



Double glazed window to the front and a radiator with access through to the kitchen diner.

Kitchen Diner 16'6" x 9'6"



Fitted with wall and base units with work surfaces over incorporating a sink and drainer unit. Space is provided for the inclusion of a cooker and fridge freezer. There's a double

glazed French door to the rear garden, double glazed window and a double glazed door to the side of the property. There's a built in cupboard providing storage space and housing the central heating boiler.

First Floor Landing

Double glazed window and doors leading off to the 2 bedrooms and bathroom.

Bedroom 1 11'3" x 12'11"



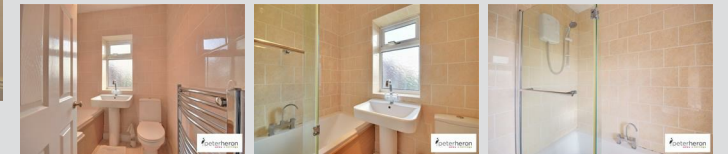
This spacious room has 2 double glazed windows to the front, radiator and fitted sliding door wardrobes.

Bedroom 2 11'8" x 10'9" maximum into recess



With a single glazed window to the rear, radiator and built in cupboard.

Bathroom



Fitted with a modern suite comprising of low level WC, pedestal wash hand basin and panelled bath with electric shower over. There are tiled walls and a double glazed window.

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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

Outside



There are generous gardens to the front, side and rear laid mainly to lawn.

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.

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.

Fawcett Street Viewings

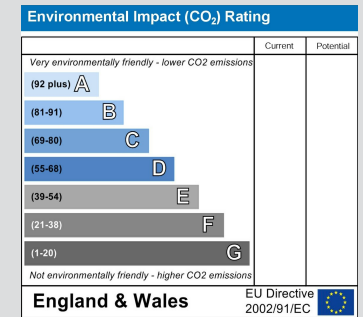
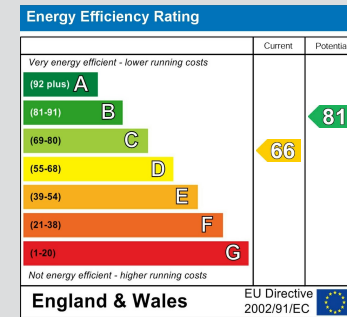
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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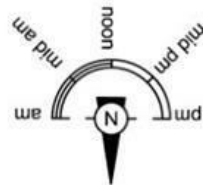
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Ground Floor
Approximate Floor Area
(36.60 sq.m)



First Floor
Approximate Floor Area
(36.60 sq.m)



44 Lynthorpe