

A beautifully presented two bedroom semi-detached house with a fabulous loft space, situated within this popular and convenient location. Internally on the ground floor there is a impressive lounge to the front with a multi fuel burning stove and a superb modern kitchen, fitted with a range of units, a selection of integrated appliances and French doors to the rear. To the first floor there are two well-proportioned bedrooms and a contemporary bathroom/wc. There is a staircase from the font bedroom leading up to an excellent loft space, fully floored and boarded, as well as two sky light windows. Externally there is a block-paved area to the front and to the rear a low maintenance garden, including an area with artificial grass. This convenient location is close to a range of local amenities, shops and schools and provides excellent transport connections to the A19, Doxford International Business Park, Nissan and to Sunderland City Centre. Viewing highly recommended to appreciate the accommodation on offer.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door to lounge.

### Lounge 12'5" x 12'5" not inc staircase area



Spacious and attractive room with a double glazed bow window to the front, a further double glazed window to the front, radiator, feature fireplace with multi fuel burning stove, built in storage cupboard, staircase to the first floor. Door to the kitchen.

### Kitchen 16'9" x 6'11"



Fitted with a range of contemporary wall and base units with work surface over incorporating a sink and drainer unit, integrated appliances include an oven, hob, washing machine and a tumble dryer. Double glazed French door to rear, double glazed window to rear, space provided for the inclusion of a fridge freezer and there is a door to the outhouse. The boiler is concealed behind a matching fronted kitchen unit.

## First Floor Landing

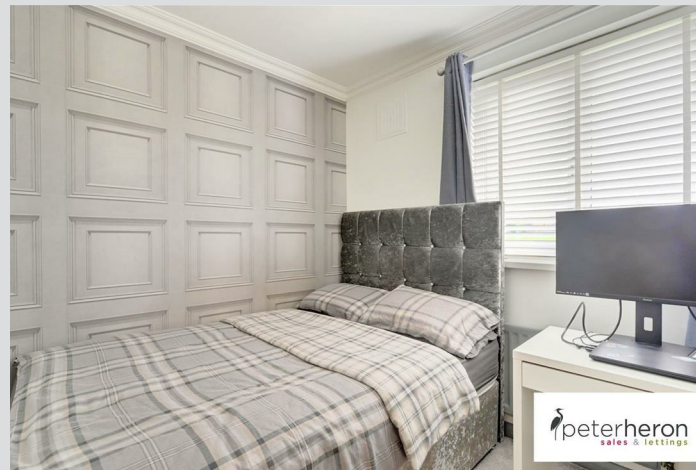
Double glazed window to the side and doors leading off to the two bedrooms and bathroom.

### Bedroom 1 12'10" x 8'11"



Two double glazed windows to the front, radiator, built in cupboard, door with staircase leading up to the loft space.

### Bedroom 2 8'6" x 8'0"



Double glazed window to the rear and a radiator.

## Bathroom



Modern suite with low level WC, pedestal wash hand basin and P shaped panel bath with mains fed shower over, chrome ladder style radiator, tiled walls and two double glazed windows.

## Loft Space



Superb versatile space, accessed via a staircase from bedroom 1 and has two skylight windows.

## Outside



To the front of the property there is a block paved area, there is an outhouse to the side of the house and to the rear there

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# MAIN ROOMS AND DIMENSIONS

is a low maintenance garden including an area of artificial grass.

### Tenure FH

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

### Council TaxBand

The Council Tax is Band A.

### Important Notice

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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.

### Viewings Fst

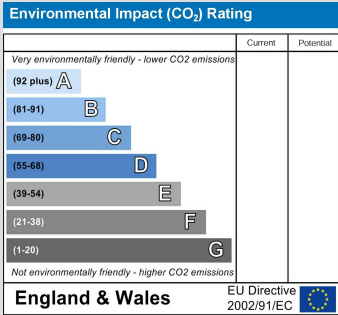
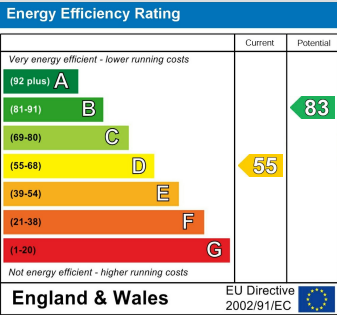
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

### Opening Times

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

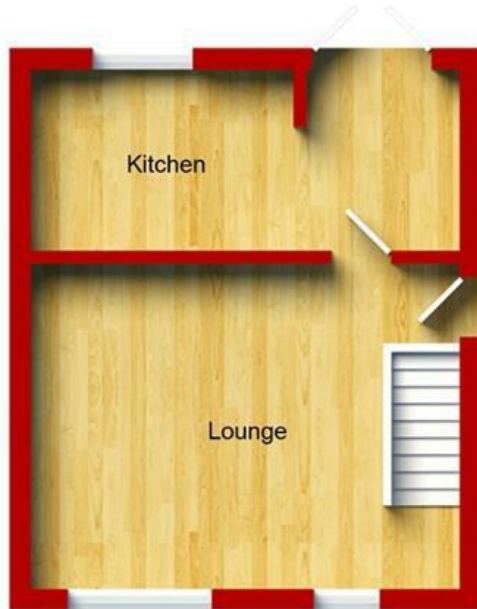
### Ombudsman

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



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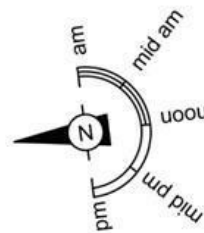
Ground Floor  
Approximate Floor Area  
(30.60 sq.m)



First Floor  
Approximate Floor Area  
(30.60 sq.m)



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



45 Palgrove Road