













This superb larger style extended semi detached home has recently been refurbished throughout and early viewing is highly recommended. Internally comprising open lounge, dining room, contemporary kitchen, conservatory, two double size first floor bedrooms and a spacious modern bathroom. Externally there are low maintenance gardens. Providing an ideal location with convenient access to local amenities, shops and schools as well as offering links to Sunderland City Centre, Doxford International Business Park and major road connections including the A19. Available with no upward chain!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door into the lounge.

### Lounge 17'2" x 12'0" max



Double glazed window to the front, double radiator, stairs to first floor with storage under.

### Dining Room 11'10" x 8'7"



2x double glazed windows to front, double radiator, stairs to the first floor with storage under. Open Plan into the kitchen.

### Kitchen 13'2" x 7'5"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Wall mounted boiler, space provided for a cooker, fridge freezer and washing machine. Double glazed window to the rear.

### Conservatory 9'6" x 7'7"



Double glazed windows and UPVC French doors to rear.

### First Floor Landing

Double glazed window to the side and access hatch to loft.

### Bedroom 1 17'2" x 9'11"



Double glazed window to front and radiator.

### Bedroom 2 10'7" x 10'2"



Double glazed window to rear and radiator.

## Bathroom



Low level WC, wash hand basin and bath with shower over, chrome heated towel rail and double glazed window.

## Outside



Low maintenance gardens to the front and rear.

## Tenure

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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# MAIN ROOMS AND DIMENSIONS

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.

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### Opening Times

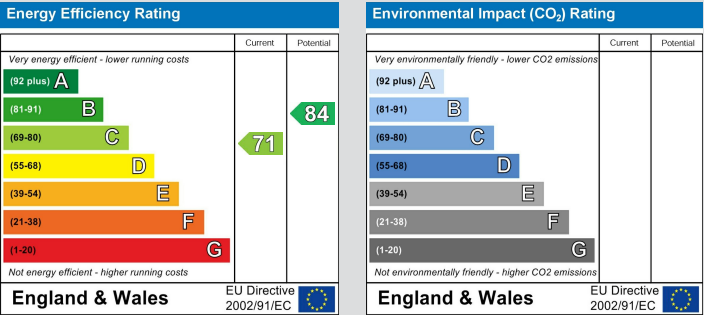
Monday - Friday 9.00am to 5.00pm  
Saturday 9.00am to 12noon

### Viewings

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

### Ombudsman

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



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