Wearhead Drive, Eden Vale, Sunderland

£139,950

This beautifully appointed two bedroom mid terrace house, has been comprehensively upgraded and modernised to a most impressive standard. The property occupies a delightful cul-de-sac position within this popular development and is available for sale with no upper chain involved.
Internally the immaculate accommodation on the ground floor briefly includes an entrance hall with a cloakroom/wc and staircase to the first floor, an attractive lounge and a fabulous, contemporary kitchen / diner with French doors leading out to the rear garden. Externally there is a parking space to the front of the house and to the rear, a generous low maintenance garden with artificial grassed areas and decking. This location is ideally placed for local amenities, shops and schools as providing convenient access to Sunderland Royal Hospital, Sunderland University and transport connections, including the Metro system. We highly advise arranging a viewing to fully appreciate the exceptional standard of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via composite entrance door into

Entrance Hall

Radiator and stairs to first floor. Doors to WC and Lounge.

Lounge 13'5" x 11'2"

Double glazed window to front elevation, 2x radiators and electric fire. Wooden glass panelled double doors into

Kitchen/Diner 8'8" x 14'2"

Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hobs and hood, dishwasher and washing machine. Space provided for a fridge freezer. Double radiator, double glazed window to rear and UPVC door to garden.

Cloakroom/WC

Low level wc and hand wash basin set into vanity unit. Radiator and double glazed window to rear.

First Floor
Access point to loft

Bedroom One 9'7" x 11'1"

2x Double glazed window to front elevation, radiator and storage cupboard.

Bedroom Two 12'5" x 7'8"

Double glazed window to rear elevation and a radiator.

Bathroom
Bath with dual head waterfall shower over, low level wc and hand wash basin set into vanity unit. Radiator and double glazed window to rear.

Outside

Convenient front garden with a driveway providing off street parking. Multi-level rear garden with AstroTurf and block paved areas.

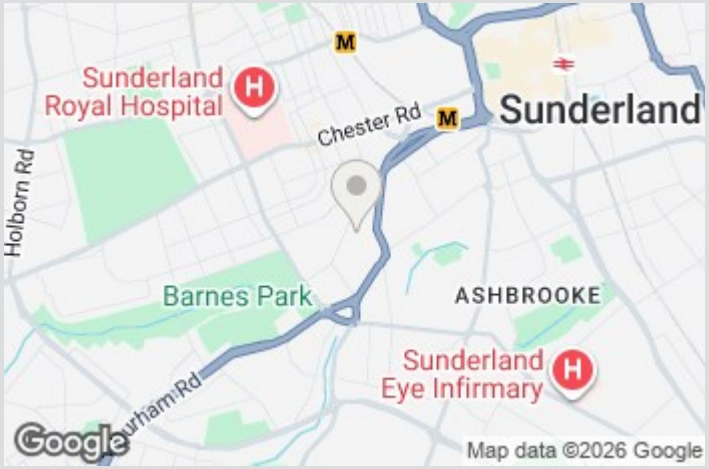
Tenure FH
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council TaxBand
The Council Tax is Band B.

Important Notice - Particularss
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

MAIN ROOMS AND DIMENSIONS

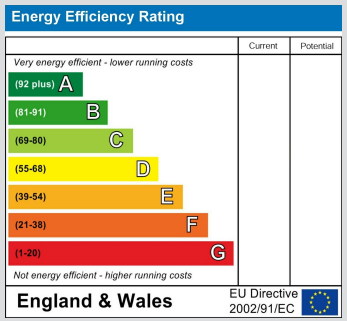
must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.
Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange 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 £300.00 by Movewithus Ltd.

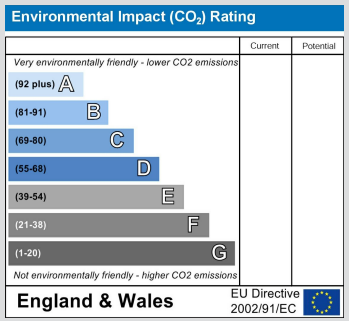


Viewings Fst
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

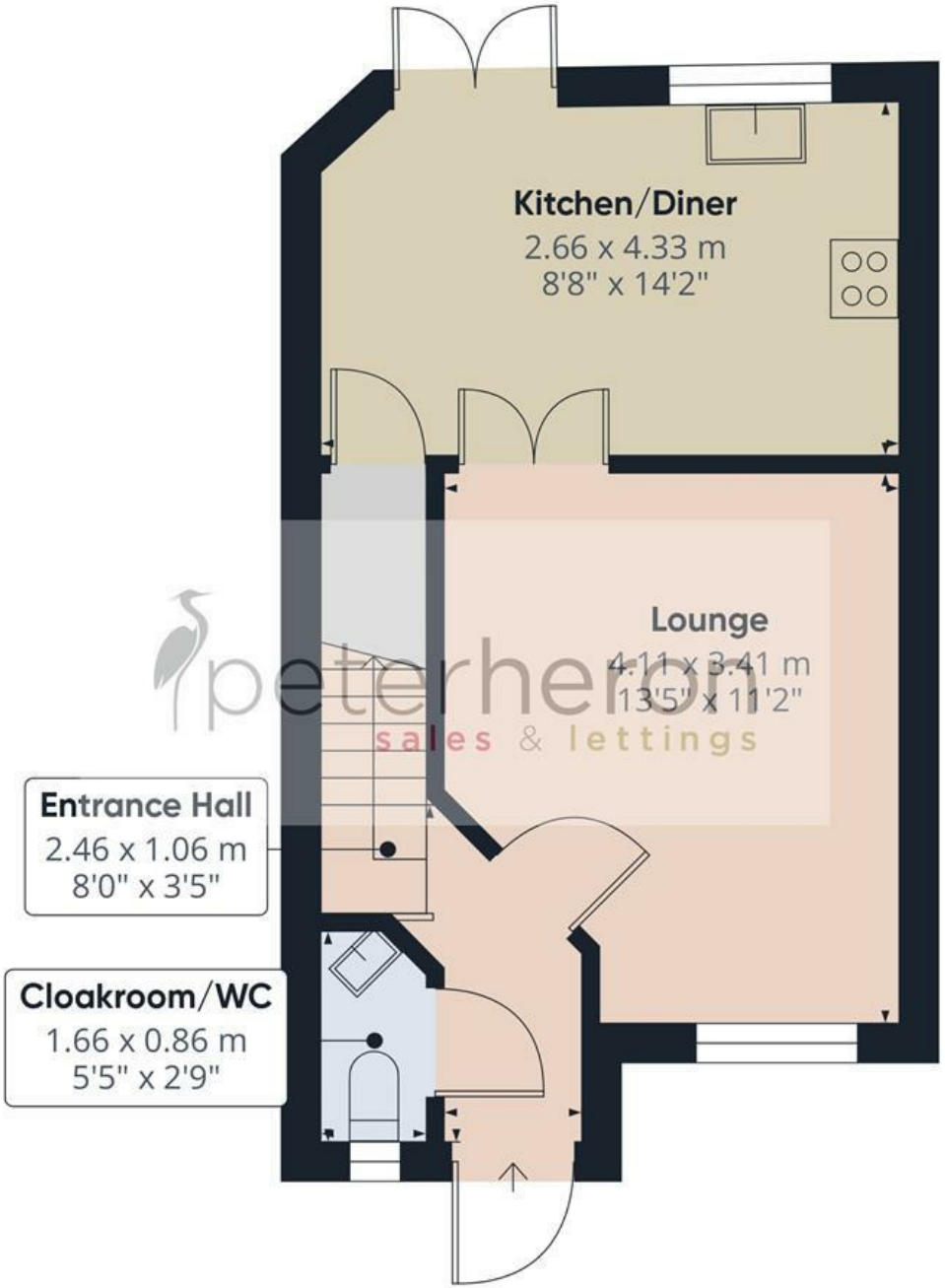
Opening Times
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

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

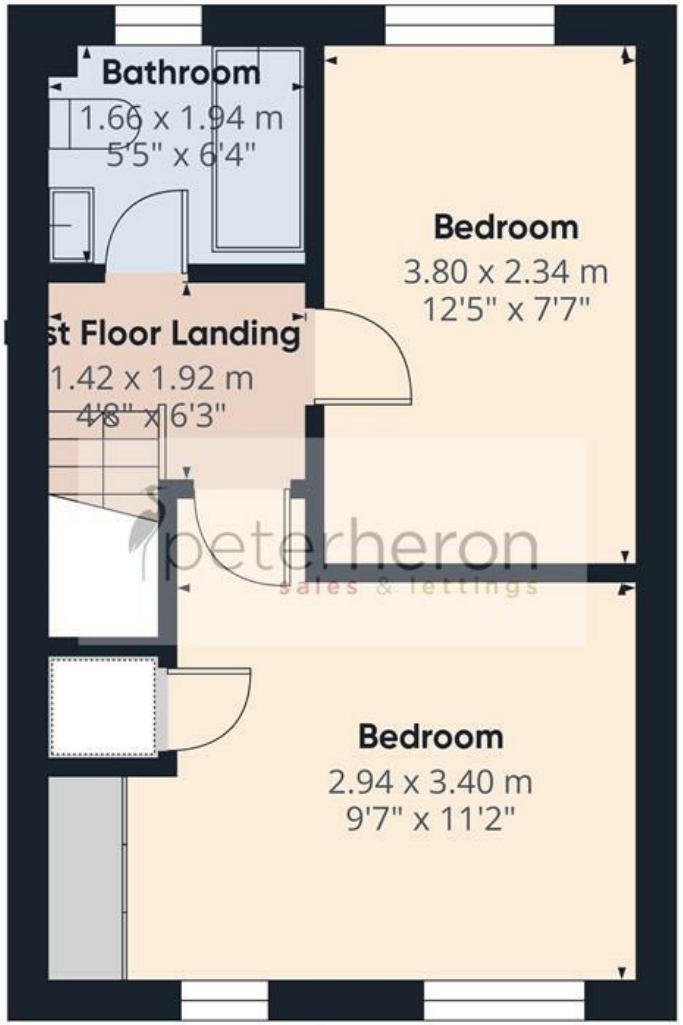




peterheron
sales & lettings



Ground Floor



First Floor

Approximate total area(1)

57.3 m²

617 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360