









Available with immediate vacant possession and no upward chain, this conveniently situated two bedroom semi detached home with "ready to move into" accommodation offers an excellent investment opportunity for investors and is also perfect for first time buyers. Modernised throughout, the property internally comprises entrance lobby, living room, kitchen, two bedrooms and a bathroom whilst features of note include gas central heating, UPVC double glazing, gardens to the front and south west facing gardens to the rear with additional gardens to the front. Occupying an elevated plot set close to the A19, the property is perfect for those commuting into the City Centre and across the wider North East region, whilst is particular ideal for Nissan, Doxford International and Amazon workers. Internal inspection is a must!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Entrance Lobby

Staircase to first floor.

### Living Room 11'3" x 3'6"

Double glazed bow window to front, radiator and fireplace.

### Kitchen 5'10" x 14'7"

Base and eye level units with work surfaces over incorporating stainless steel sink and drainer unit, integrated oven and hob, tiled floor, double glazed windows to rear and side, door to rear garden.

## First Floor Landing

### Bedroom 1 10'6" x 11'6"

Double glazed windows to front and radiator.

### Bedroom 2 8'0" x 8'11"

Double glazed window to rear and radiator.

## Bathroom

Low level WC, pedestal washbasin and panel bath with overhead shower, part tiled walls, tiled floor and double glazed window.

## Outside

Gardens front and rear.

## 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.

## 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.

## Sea Road Viewings

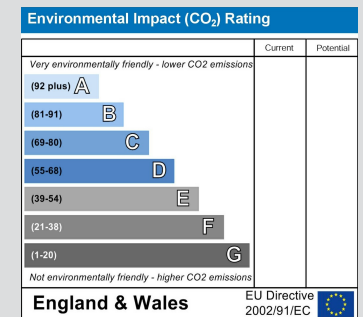
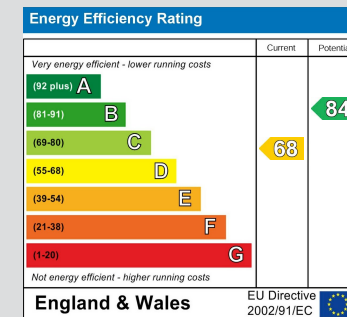
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

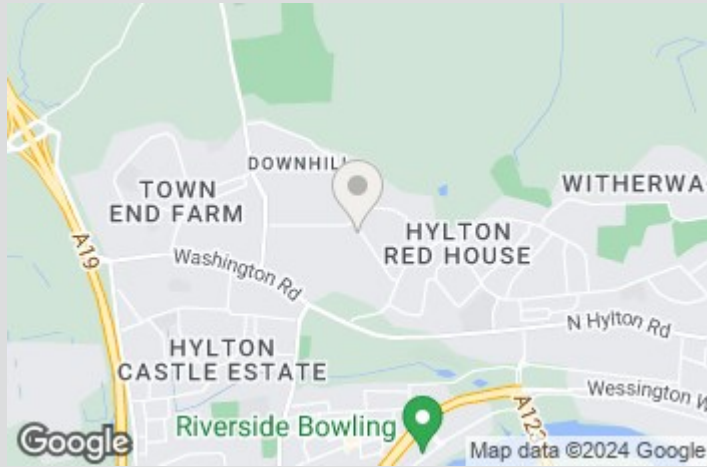
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

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