















This superb two bedroom mid terrace home offers beautifully presented internal accommodation and without a doubt appeal to first time buyers and families. Internally the property comprises entrance hall, lounge, modern kitchen/diner, two first floor bedrooms and bathroom whilst externally to the rear there is an enclosed patio garden with gated access. Set close to the popular Hylton Lane end of the estate the property sits fashionably along the A19 corridor serving Sunderland City Centre, Nissan, Amazon, Doxford International Business park, Newcastle Upon Tyne and Durham City. Internal inspection unreservedly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Entrance via UPVC door into hall.

### Entrance Hall



Stairs to first floor with storage cupboard under. Door to kitchen/diner. Open plan to

### Lounge 13'11" x 9'3"



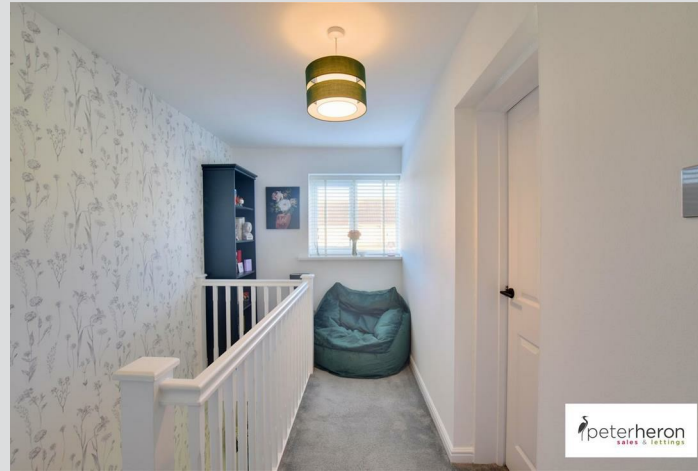
Double glazed box bay window to front elevation, radiator and modern vertical radiator.

### Kitchen/Diner 12'4" x 10'2"



Range of modern wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include an oven, gas hob, cooker hood, low level fridge and freezer. Space has been provided for the inclusion of a washing machine. Radiator, double glazed window and UPVC double glazed French doors to rear.

## First Floor



Spacious landing with double glazed window to front elevation and storage cupboard. Doors to bedrooms and bathroom.

### Bedroom 1 9'9" x 9'3"



Fitted sliding door mirrored wardrobes, radiator, double glazed window to front elevation and storage cupboard.

## Bedroom 2 10'7" x 5'10"



Radiator and double glazed window to front elevation.

## Bathroom



Modern bathroom suite featuring a bath with low level WC, washbasin set into vanity unit and waterfall shower, double glazed frosted window.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Low maintenance courtyard featuring a small shed and a forecourt.

### 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

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verification is recommended.

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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 £210.00 by Movewithus Ltd.

### Sea Road Viewings

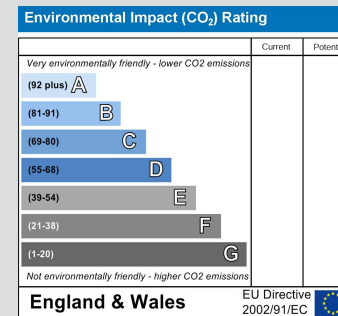
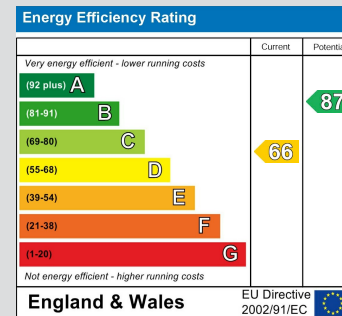
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

### 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.



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