









This generously proportioned two bedroom ground floor flat boasts neatly presented accommodation and has accommodation arranged over one floor. The property features an entrance hall, living room, kitchen with integrated appliances, two bedrooms and a bathroom all with the benefit of double glazing and gas central heating. Externally there is a garage. Conveniently situated in the popular residential area of Southwick and just a short walk away from shops and amenities, close to schools and boasting good transport links to Sunderland City Centre and wider road networks.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Entrance Hall

Wood effect laminate flooring, storage cupboard.

Living Room 15'0" x 12'11"



UPVC double glazed window, wood effect laminate flooring, electric fireplace and double radiator.

Kitchen 12'7" x 9'0"



Base and eye level units with work surfaces over incorporating sink and drainer unit, tiled splashbacks, integrated oven and hob with extractor fan, double glazed window to rear, wall mounted Baxi combi boiler.

Bedroom 1 12'7" x 10'2"



Double glazed window, fitted wardrobes and single radiator.

Bedroom 2 15'1" x 9'3"



Double glazed window, storage cupboard and single radiator.

Bathroom



Low level WC, washbasin and bath with overhead shower, tiled walls, extractor fan.

Outside



GARAGE.

Council Tax Band

The Council Tax Band is Band A.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been informed that there are 70 years remaining on the lease and our client is in the process of

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MAIN ROOMS AND DIMENSIONS

getting a lease extension of 90 years.

Any prospective purchaser should clarify this with their Solicitor.

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

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.

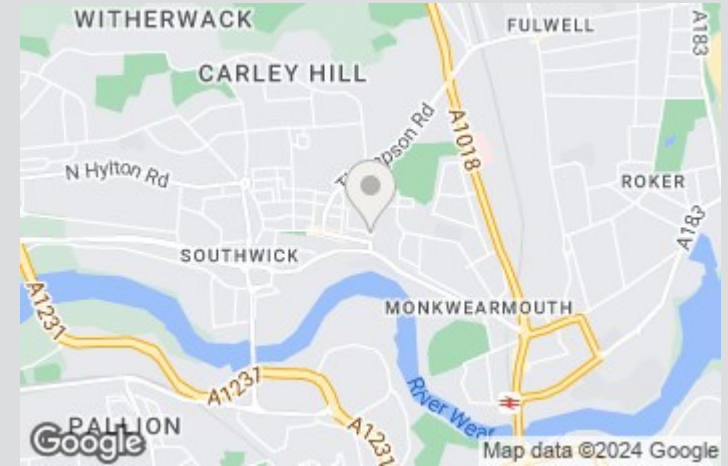
Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in 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.

Opening Times

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

Ombudsman

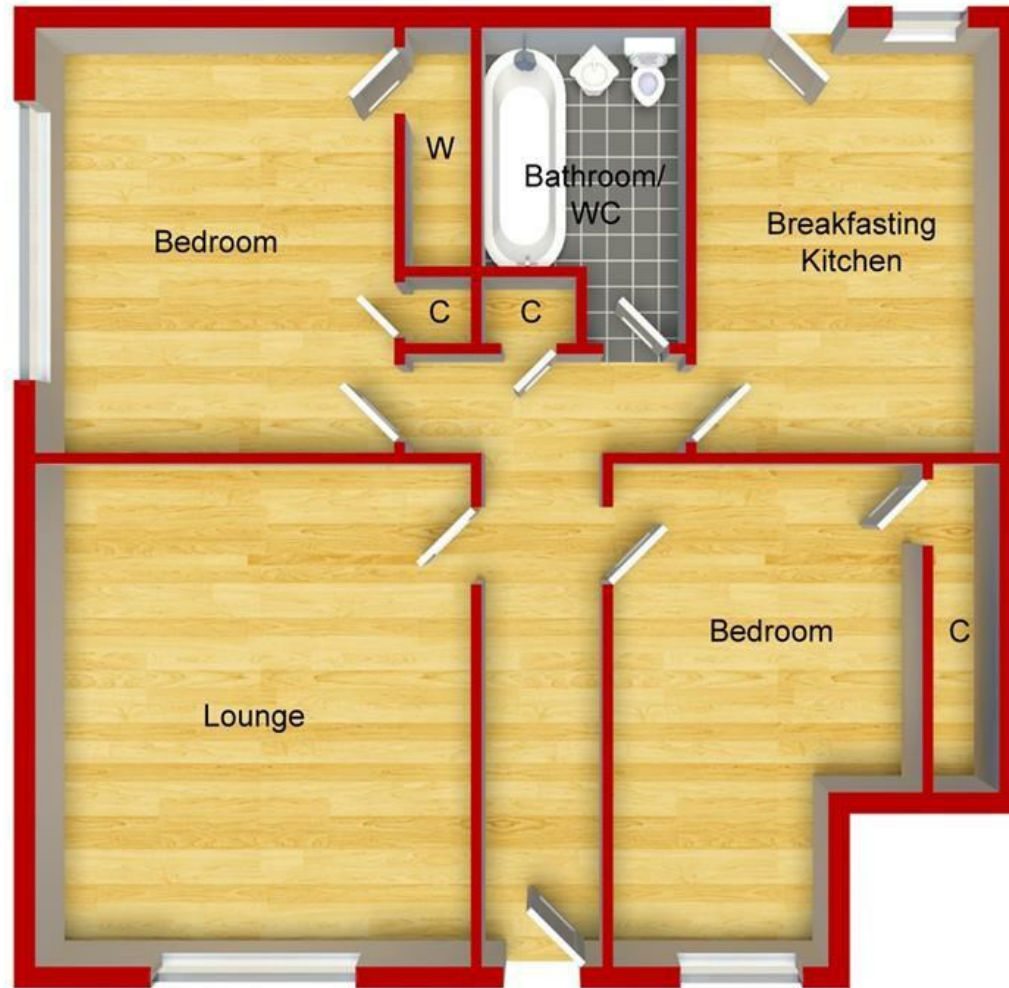
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Approximate Floor Area
(71.41 sq.m)

5 Carley Road

