









Enjoying a popular position within the highly fashionable suburb of Springwell, this well proportioned two bedroom semi with mature gardens and a large drive to the front, offers comfortable accommodation ideal for first time buyers and those wishing to downsize. featuring an entrance porch, open plan lounge/diner, kitchen with separate utility and ground floor washroom, two first floor bedrooms and a bathroom all of which are tastefully decorated with a ready to move in feel. The gardens to the rear enjoy a southerly aspect, good sized lawned and established borders. Sure to be very popular, we strongly urge immediate internal inspection.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance door into hallway.

Hallway

Staircase to first floor landing, radiator and under stairs storage cupboard.

Living Room 18'6" x 11'1"



Double glazed windows and 2 x radiators.

Kitchen 12'2" x 9'10" (max)



Fitted with base and eye level units with working surfaces over incorporating stainless steel sink and drainer unit. Space is provided for the inclusion of a fridge freezer and cooker. Wood effect laminate flooring, boiler store, double glazed window, a radiator and access into the utility.

Utility Room 7'8" x 4'3"



Space and plumbing provided for the inclusion of a washing machine and tumble dryer with work bench over. There is also a double glazed window, storage cupboard and a radiator.

Ground Floor WC



Fit with low level WC, wash hand basin set into vanity unit, double glazed window to the rear and a radiator.

First Floor Landing

MAIN ROOMS AND DIMENSIONS

Bedroom 1 15'2" x 8'9"



Double glazed window to the front, radiator and storage cupboard.

Bedroom 2 9'8" x 10'4"



Storage cupboard, radiator and double glazed window to the rear.

Bathroom



Fitted with a low level WC, pedestal wash hand basin, panelled bath with shower head over, radiator and double glazed window.

Outside



To the front there is a block paved gated driveway providing off street parking and at the rear of the property there are mature trees and shrubs, patio seating area and established lawn.

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

Visit www.peterheron.co.uk or call 0191 510 3323

MAIN ROOMS AND DIMENSIONS

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.

Fawcett Street Viewings

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



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	

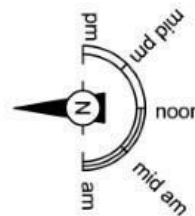
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Visit 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



Ground Floor
Approximate Floor Area
(36.35 sq.m)



First Floor
Approximate Floor Area
(34.29 sq.m)

5 Sunningdale Road