









This two bedroom semi-detached house, occupies a delightful cul-de-sac position within this ever popular area. Internally the accommodation on the ground floor includes an entrance porch, lobby with staircase to the first floor, lounge, dining room, kitchen and a utility. On the first floor there are two bedrooms and a bathroom/wc. Benefits of the property include gas central heating to radiators and UPVC double glazing. Externally there is a garden and drive to the front, an attached garage with remote control roller shutter access door whilst to the rear there is a pleasant garden. This location is ideal for local amenities, the Stadium of Light Metro Station and is within easy reach of Sunderland City Centre, the coast and Sea Road shopping centre. With no upper chain involved, an internal inspection is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Porch

There are double glazed windows and an inner door leading through to the lobby.

Lobby

With a radiator, staircase to the first floor and a door to the lounge.

Lounge 12'5" into bay x 10'11"



With a double glazed bay window to the front, radiator and a door to the dining room.

Dining Room 13'11" x 7'2" extending to 11'7"



With a double glazed box bay window to the rear overlooking the garden, radiator, wall mounted boiler, built in

cupboard and doors leading off to both the kitchen and utility.

Kitchen 11'3" x 7'3"



There are wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit, space has been provided for the inclusion of a cooker, fridge freezer and a washing machine, there is a radiator, a double glazed window to the rear and a door to the garden.

Utility 7'8" x 5'2"



With a fitted work surface and this room provides an ideal storage area, there is also a door to the garage.

First Floor Landing

With doors leading off to the two bedrooms and bathroom.

Bedroom 1 11'1" not inc robes x 9'3"



Double glazed window to the front, radiator and fitted wardrobes.

Bedroom 2 10'7" x 8'5"



Double glazed window to the rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Three piece suite with a low level WC, pedestal wash hand basin and a panel bath with electric shower over, chrome ladder style radiator, tiled walls and two double glazed windows.

Outside



There is a garden to the front with a driveway providing off street parking, whilst to the rear there is an attractive garden.

Garage 15'4" x 7'9"

An attached garage with a remote control roller shutter access door and a internal door to the utility.

Tenure LH

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease

Term is 999 years from 09/08/1934 and the Ground Rent is £4.20 per annum

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band B.

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.

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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

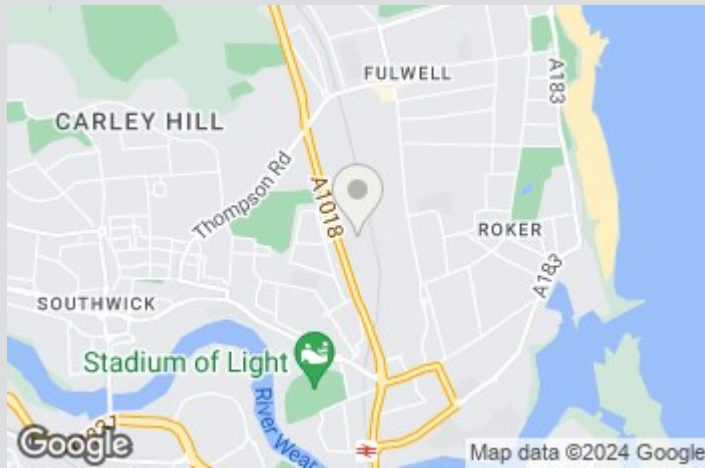
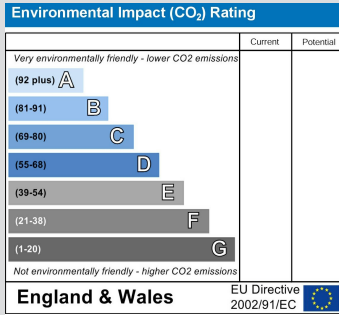
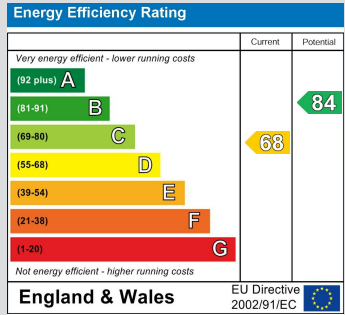
Ombudsman

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

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