









An extended two bedroom semi-detached house situated within this ever popular area of Nookside, available with no upper chain involved. Internally the attractive accommodation on the ground floor includes an entrance lobby, lounge and a spacious kitchen with doors leading through to a delightful conservatory whilst to the first floor there are two bedrooms and a modern shower room/wc. Benefits of the property include double glazing, gas central heating to radiators and pleasant, low maintenance gardens to the front and rear. The property is ideally situated for local amenities, shops and schools as well as offering excellent transport links to Sunderland City Centre and major road networks. Viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Lobby

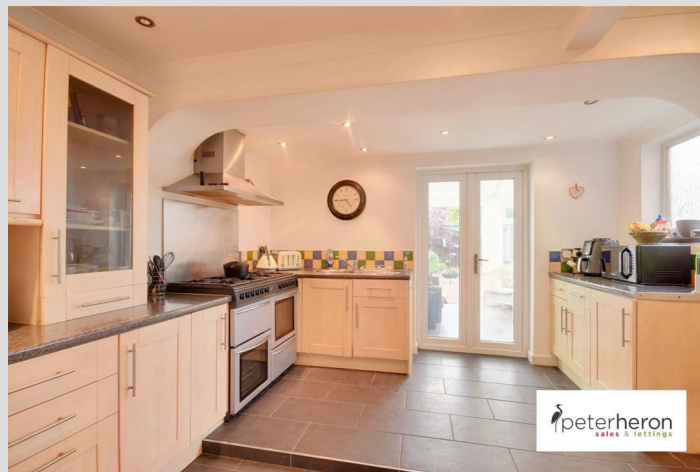
Radiator, a staircase to the first floor and a door to the lounge.

Lounge 13'1" x 11'3"



Double glazed bow window to the front, radiator and double doors leading through to the kitchen.

Kitchen 11'1" x 11'10" extending to 13'5"



The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating a sink and drainer unit. Space provided for the inclusion of a cooker and American style fridge freezer. There is a tall radiator and a built in cupboard that provides spaces for a washing machine and also houses a central heating boiler. There is also a double glazed frosted window to the side and a double glazed door to the conservatory.

Conservatory 9'1" x 8'2"



Double glazed windows, radiator, double glazed French door to the rear garden.

First Floor Landing

Loft access hatch, doors to the two bedrooms and shower room.

MAIN ROOMS AND DIMENSIONS

Bedroom 1 11'7" x 10'4"



Double glazed window to the front, radiator and a built in cupboard.

Bedroom 2 8'6" x 8'0"



Double glazed window to the rear and a radiator.

Shower Room



Modern shower room with a low level wc, wash hand basin and step in shower cubicle with a mains head shower. Tiled walls, a tall radiator and a double glazed window.

Outside



Low maintenance gardens to the front and the 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:-

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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

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MAIN ROOMS AND DIMENSIONS

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.

Fawcett Street Viewings

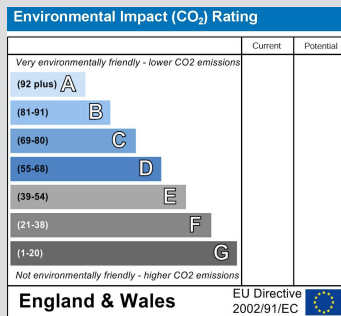
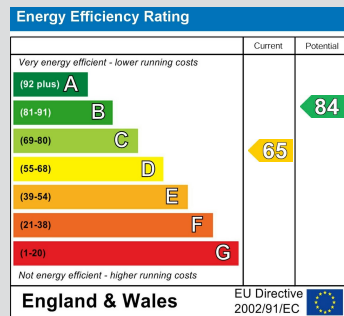
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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Ground Floor
Approximate Floor Area
(37.36sq.m)



First Floor
Approximate Floor Area
(24.01sq.m)

