









An extended two bedroom ground floor flat with its own private, low maintenance rear garden and a single garage in a separate block. Internally the recently refurbished and well presented accommodation is accessed via its own private entrance and includes an entrance lobby, lounge, an extended kitchen / diner, two bedrooms and a modern bathroom/wc. Externally the property benefits from its own private low maintenance rear garden and a single garage in a separate block. The property is situated within this popular area of Moorside and is available with immediate vacant possession and no upper chain involved. Early viewing is essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Lobby

There is an inner door connecting through to the lounge.

Lounge 14'9" x 10'9"



This attractive room has a double glazed picture window to the front, an electric wall mounted heater and doors leading off to both the kitchen/diner and inner hall.

Kitchen/Diner 17'1" x 6'1" extending to 8'9"



The kitchen is fitted with a range of wall and base units with work surfaces over incorporating a sink unit, space has been provided for the inclusion of a cooker, fridge freezer and a washing machine, there is a double glazed door providing access out into the rear garden, double glazed window to the side and there is an electric wall mounted heater.

Inner hall

With doors leading off to the two bedrooms and bathroom.

Bedroom 1 11'11" x 8'4" not inc robes



Double glazed window to the front, an electric wall mounted heater and fitted wardrobes.

Bedroom 2 9'8" x 8'9"



Double glazed window to the rear, an electric wall mounted heater and built in wardrobes.

Bathroom



Fitted with a modern three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath, there is also a double glazed window.

Outside



The property benefits from a private low maintenance garden to the rear and also from a garage located in a nearby block (single garage in nearby block 4.85 x 2.54)

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 99 years from 14/6/1972 and the Ground Rent is £15.00 per annum.

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

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MAIN ROOMS AND DIMENSIONS

Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band A.

Important Notice

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. 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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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.

Fawcett Street Viewings

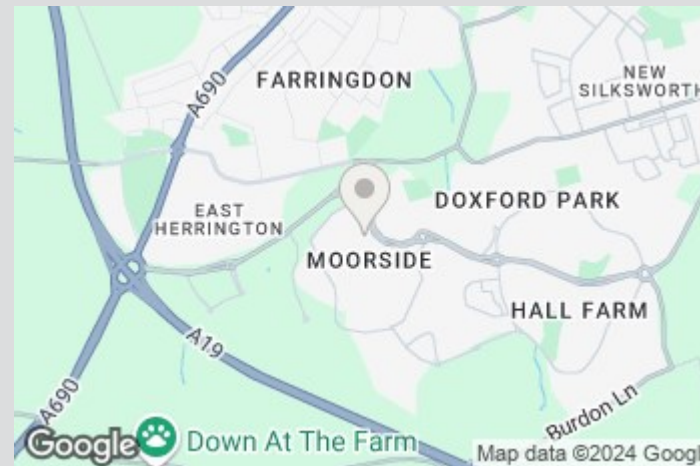
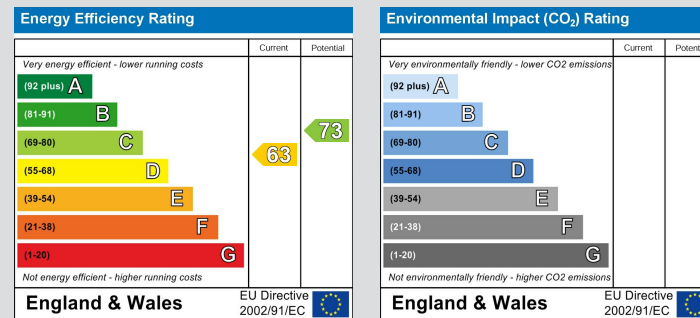
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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