















A larger style two bedroom and two reception room semi detached home with south west facing gardens to the rear and a drive providing off street parking to the front, this popularly situated home offers well proportioned living accommodation for first time buyers. Accommodation includes reception hall, lounge, dining room, kitchen, two double size first floor bedrooms and a bathroom and features of note include gas central heating and some UPVC double glazing. Available with no upward chain, the property carries a competitive asking price and offers huge potential and is well placed for a good range of amenities, the A19, Sunderland City Centre and major routes throughout the wider North East region. Internal inspection is a Must!

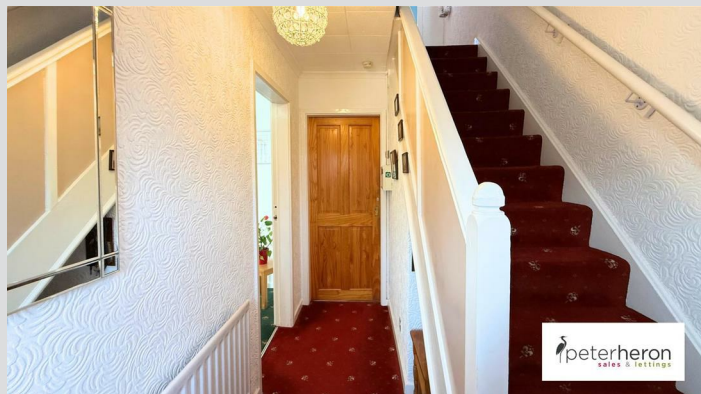


# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

### Entrance Hall



Double glazed window, radiator and stairs to the first floor.

### Lounge 12'2" x 10'11"



Double glazed window to the front, radiator and electric fireplace. Open plan into the dining room.

### Dining Room 8'7" x 7'10"



Double glazed window to the rear and radiator.

### Kitchen 9'7" x 8'0"



Wall and base units with counter tops over incorporating single bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include an oven, gas hob and extractor hood. Space for washing machine and fridge freezer. Storage cupboard, radiator, double glazed window and UPVC door to the rear.

### First Floor Landing

Double glazed window and access hatch to loft.

### Bedroom 1 13'11" x 10'1"



### Bedroom 2 10'5" x 10'3"



Double glazed window to the rear and radiator.

### Bathroom



Low level WC, wash hand basin, bath with overhead shower, double glazed window to the rear and radiator.

### Outside



To the front there is a gated block paved driveway providing off street parking, whilst to the rear south west facing garden.

### Council Tax Band

The Council Tax Band is Band A.

### Tenure Freehold

We are advised by the Vendors that the property is

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# MAIN ROOMS AND DIMENSIONS

Freehold. Any prospective purchaser should clarify this with their Solicitor.

### Important Notice - Particulars

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 £300.00 by Movewithus Ltd.

### Sea Road Viewings

To arrange an appointment to view this property please

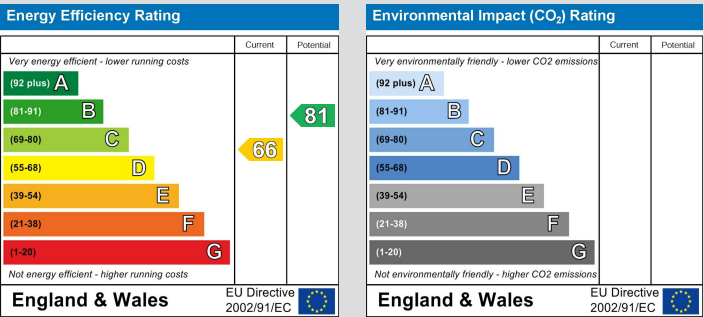
contact our Sea Road branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

### 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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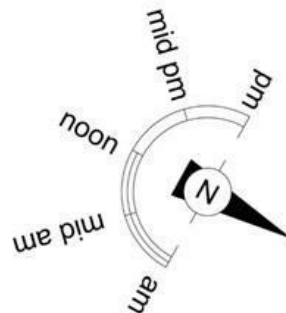
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Ground Floor  
Approximate Floor Area  
(30.70 sq.m)



First Floor  
Approximate Floor Area  
(30.70 sq.m)



6 Redesdale Road