









An exciting opportunity for first time buyers; this popular style four person two bedroom semi detached is available with no upward chain and should prove to be very popular!

Internal accommodation comprises living room, kitchen/dining area, two double bedrooms and a bathroom whilst it also benefits from gas central heating and some double glazing. Set close to an excellent range of local amenities, the property is central to the A19, City Centre and Coast and should be viewed as a matter of urgency!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

### Lounge 18'6" x 9'2"



Two double glazed windows to the front, radiator, feature fireplace, stairs to the first floor with storage under. Door to the dining area.

### Dining Area 8'9" x 7'10"



Double glazed French UPVC doors to the rear. Open plan to kitchen.

### Kitchen 10'8" x 9'9"



Range of wall and base units with counter tops over incorporating a single bowl stainless steel sink and drainer

unit, space provided for an oven, washing machine and low level fridge. Radiator and double glazed window to the rear. Door to outhouse.

## Fire Floor Landing

Double glazed window and access hatch to loft.

### Bedroom 1 15'2" x 10'5"



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

### Bedroom 2 10'6" x 9'1"



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

## Bathroom



Low level WC, washbasin and bath with shower over, two double glazed windows.

## Outside



Generous gardens to the front with a driveway providing off street parking. Low maintenance garden to 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.

## 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)

## 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

Visit [www.peterheron.co.uk](http://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

# MAIN ROOMS AND DIMENSIONS

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.

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.

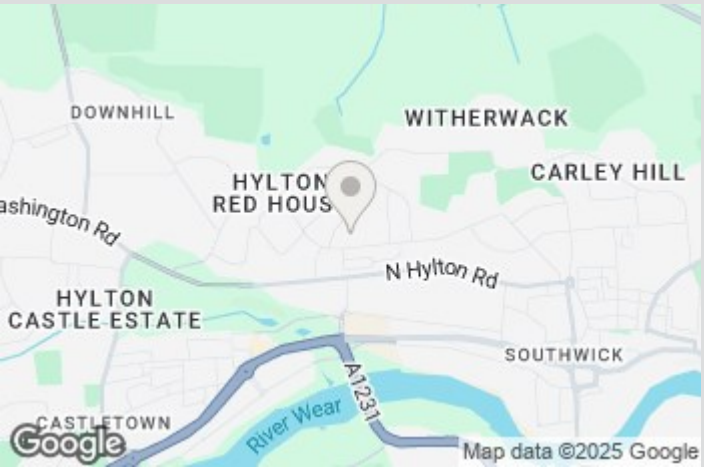
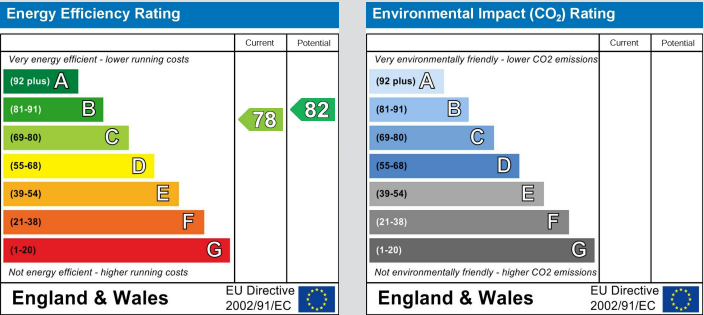
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

## 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.



Visit [www.peterheron.co.uk](http://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

