









This larger style four person two bedroom semi detached home with generous gardens to the front and rear sit along this sought after street within the ever fashionable Redhouse estate. Available with no upward chain, the property would benefit from some cosmetic enhancement but carries enormous potential. Accommodation comprises reception hall, lounge, dining room, kitchen, utility, two double size bedrooms and a bathroom whilst features of note include some gas central heating and some double glazing. Central to the City Centre, A19 and Coast and within walking distance of local amenities, this fashionable home is sure to command a huge level of interest and deserves immediate internal inspection.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed entrance door to

Lounge 18'2" x 10'5"



UPVC double glazed window to front, wood flooring, feature electric fire with surround and hearth, built in storage, staircase to first floor, understairs storage, covered cornicing to ceiling, double radiator, UPVC window, opening through to

Dining Room 8'9" x 8'9"



Wood flooring, double radiator, UPVC double glazed French doors.

Kitchen 8'9" x 8'11"



Shaker style wall and base units with work surfaces over incorporating stainless steel sink unit with mixer tap, space for cooker, space for fridge freezer, UPVC double glazed window, tiled floor.

Utility 6'5" x 7'11"



Space for washing machine, UPVC double glazed window, laminate flooring, wall mounted boiler, UPVC door to garden.

Bathroom



Low level WC with concealed cistern, washbasin vanity unit and panel bath with overhead shower, tiled walls, laminate flooring, UPVC double glazed window, heated towel rail.

First Floor Landing

UPVC double glazed window and radiator.

Bedroom 1 15'0" x 10'2"



UPVC double glazed window, double radiator, storage cupboard, covered cornicing.

Bedroom 2 9'4" x 11'6"



UPVC double glazed window and radiator with radiator cover.

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MAIN ROOMS AND DIMENSIONS

Outside



Garden to front and garden to the rear with decked area, paved area and well established trees.

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:-

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.

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.

Sea Road Viewings

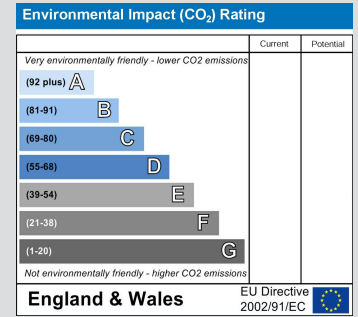
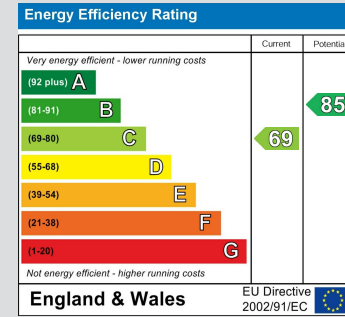
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

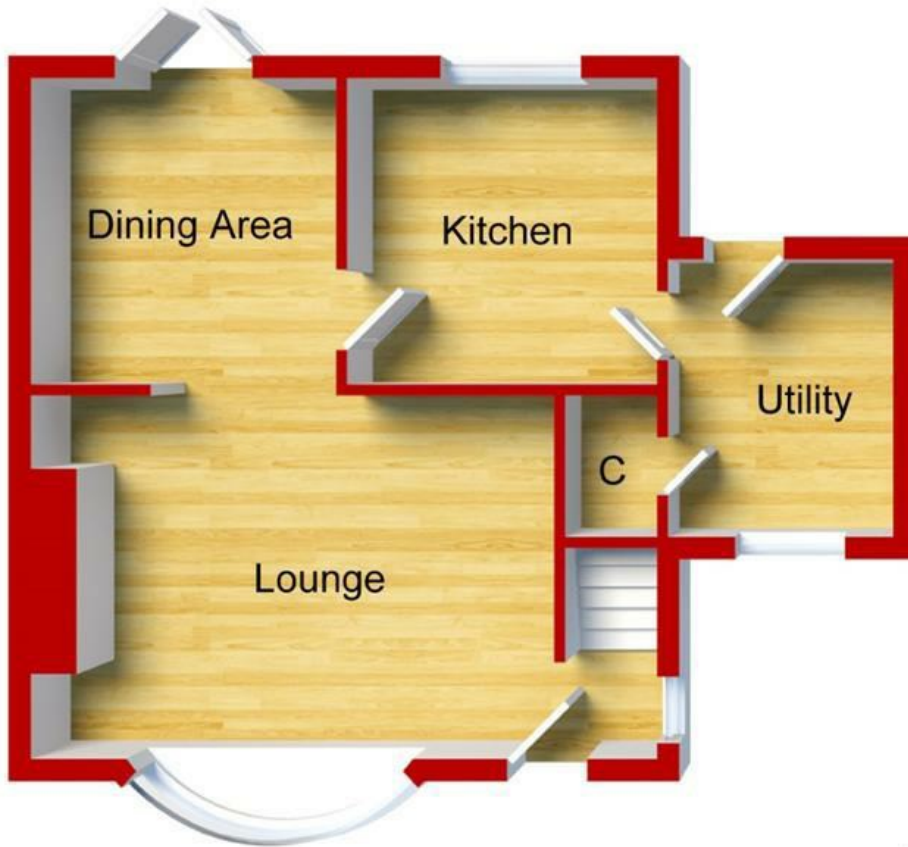
Ombudsman

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

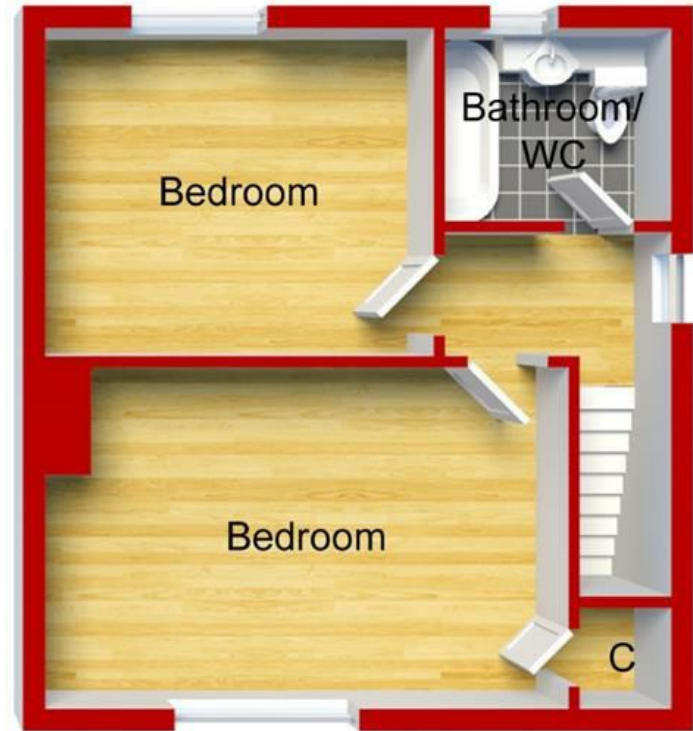
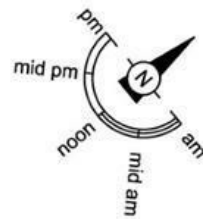


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Ground Floor
Approximate Floor Area
(33.53 sq.m)



First Floor
Approximate Floor Area
(33.53 sq.m)

8 Rosemary Road