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This tastefully appointed modern two bed mid terraced home offering comfortable living accommodation that is easy to maintain and economic to run enjoys a sought after position on the fashionable Wearhead Drive development set within east reach of Sunderland City Centre.

Comprising reception hall, ground floor WC, living room with French doors leading out to rear gardens, kitchen, two first floor bedrooms and a bathroom whilst additional features of note include gardens to the front and rear, an outside bar, floored loft with pull down ladder and allocated off street parking in the cul-de-sac set behind the main dwelling.

Decorated to a high standard throughout and perfect for those first time buyers or those looking to downsize who require a "Turnkey" living space, this property is well placed for an excellent range of amenities including the University City Campus, Sunderland Royal Hospital, local Metro Stations and major routes in and out of Sunderland. Internal inspection unreservedly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double glazed Composite door to

Reception Hall



Oak wood effect laminate flooring, turned spindle balustrade staircase, single radiator.

Ground Floor WC



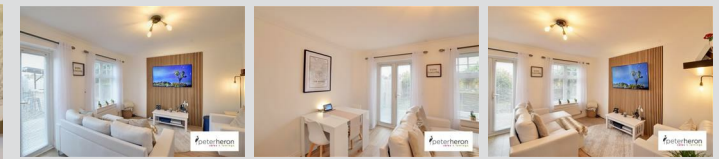
Lo wlevel WC with pedestal washbasin - white suite with tiled splashbacks, UPVC double glazed window to front, single radiator, decorative tile effect flooring.

Kitchen 7'1" x 10'4"



Base and eye level units with granite coloured working surfaces and decorative tiled splashbacks, single drainer stainless steel sink unit with pedestal mixer tap, gas hob, built under electric oven, space for fridge freezer, plumbing for automatic washing machine, cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiators, UPVC double glazed oriel bay window to front, tiled floor with underfloor heating.

Living Room 14'4" x 12'0"



Timber panelled media wall, UPVC double glazed window and French doors leading out into rear gardens, built in cupboard, oak effect laminate flooring, 2x single radiators.

First Floor Landing

Access point to partially floored loft with sliding ladder.

Bedroom 1 (front) 10'11" x 11'11"



Into built in wardrobes, UPVC double glazed window to front, single radiator, built in bulk head cupboard with fitted shelving, wood effect laminate flooring.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 (rear) 10'7" x 7'8"



UPVC double glazed window to rear, single radiator, wood effect laminate flooring, built in cupboard.

Bathroom



Low level WC, pedestal washbasin, panel bath with overhead shower and glass screen - white suite with marble effect vinyl floor tiles, part tiled walls, UPVC double glazed window, single radiator.

Outside



Open plan gardens to the front, enclosed gardens to the rear with two raised timber decked seating areas, one accessed from the living room and second one to bottom of the garden together with an outside bar.

Council Tax Band

The Council Tax Band is Band B.

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.

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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

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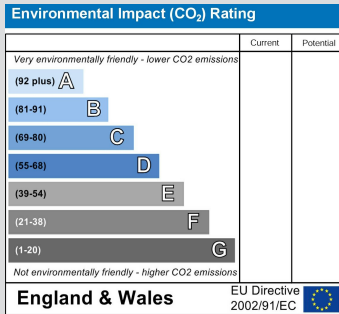
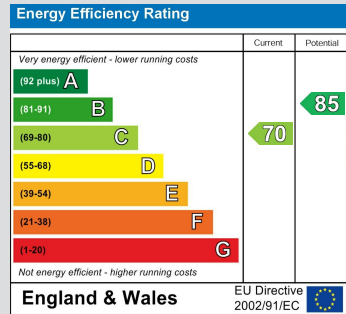
MAIN ROOMS AND DIMENSIONS

Opening Times

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

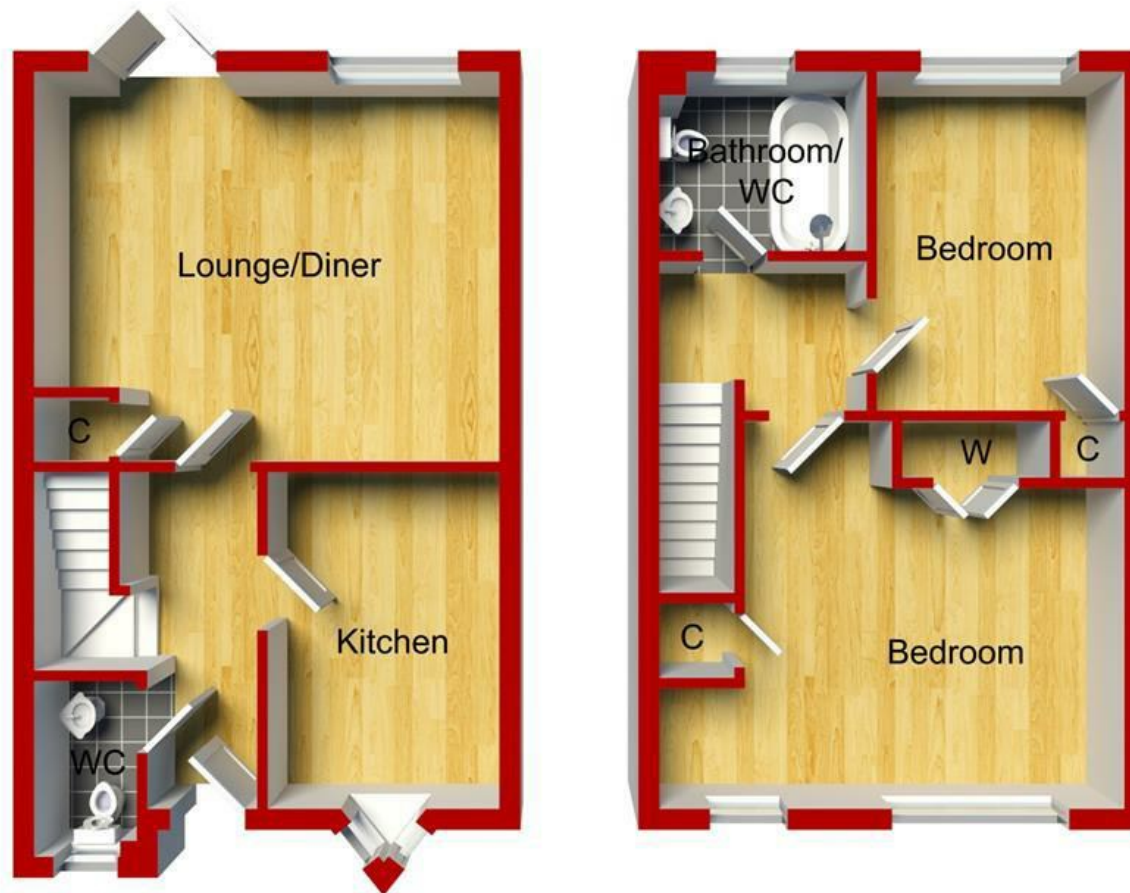
Ombudsman

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

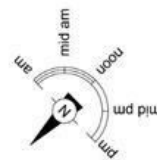


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Ground Floor
Approximate Floor Area
(30.85 sq.m)



First Floor
Approximate Floor Area
(30.52 sq.m)

82 Wearhead Drive