















A deceptively spacious and well-presented two bedroom mid terrace home, situated within this popular and convenient location, available with no upper chain involved. The attractive accommodation on the ground floor includes an entrance hall, two generous reception rooms, contemporary fitted kitchen and a modern bathroom/wc whilst to the first floor there are two well-proportioned bedrooms. Externally there is an enclosed courtyard to the rear. Well placed for local amenities, shopping facilities, Sunderland Royal Hospital and provides access to Sunderland City Centre and transport links. Early viewing is highly recommended.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

## Entrance Hall

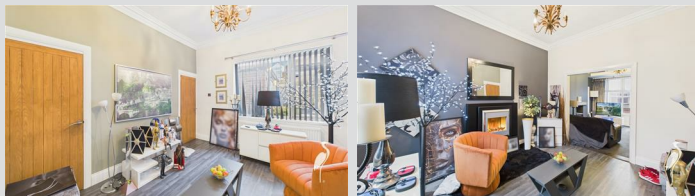
Radiator.

## Lounge 14'3" x 11'5"



Double glazed box bay window to front elevation, 2x radiators, wood burning stove. Open plan into dining room.

## Dining Room 12'11" x 11'2"



Double glazed window to rear elevation, double radiator, storage cupboard and electric fire. Door to rear hall.

## Rear Hall

Stairs to first floor. Door to kitchen.

## Kitchen 13'8" x 7'11"



Range of wall and base units with countertops over

incorporating a single bowl sink and drainer with mixer tap. Integrated double oven with 8 burner hob and cooker hood. Space provided for a fridge freezer and washing machine. Double glazed window and UPVC door to rear. Door to bathroom.

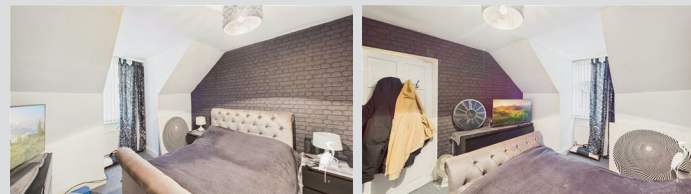
## Bathroom



Low level WC, washbasin and bath, double glazed window to rear elevation and chrome heated towel rail.

## First Floor Landing

## Bedroom 1 9'10" x 11'8"



Double glazed window to rear, radiator and built in sliding door wardrobes.

## Bedroom 2 9'5" x 8'1"



Double glazed window to front and radiator.

## Outside

Courtyard 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.

## 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.

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

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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.

## Fawcett Street Viewings

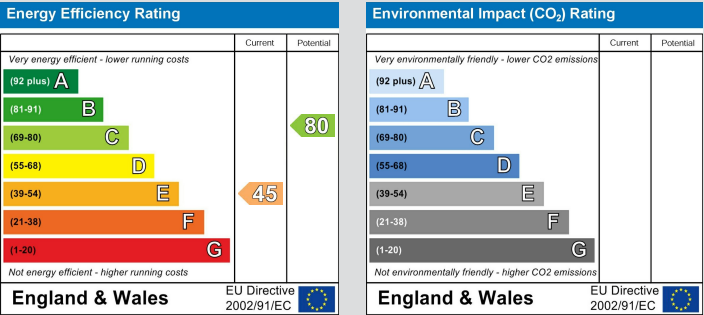
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

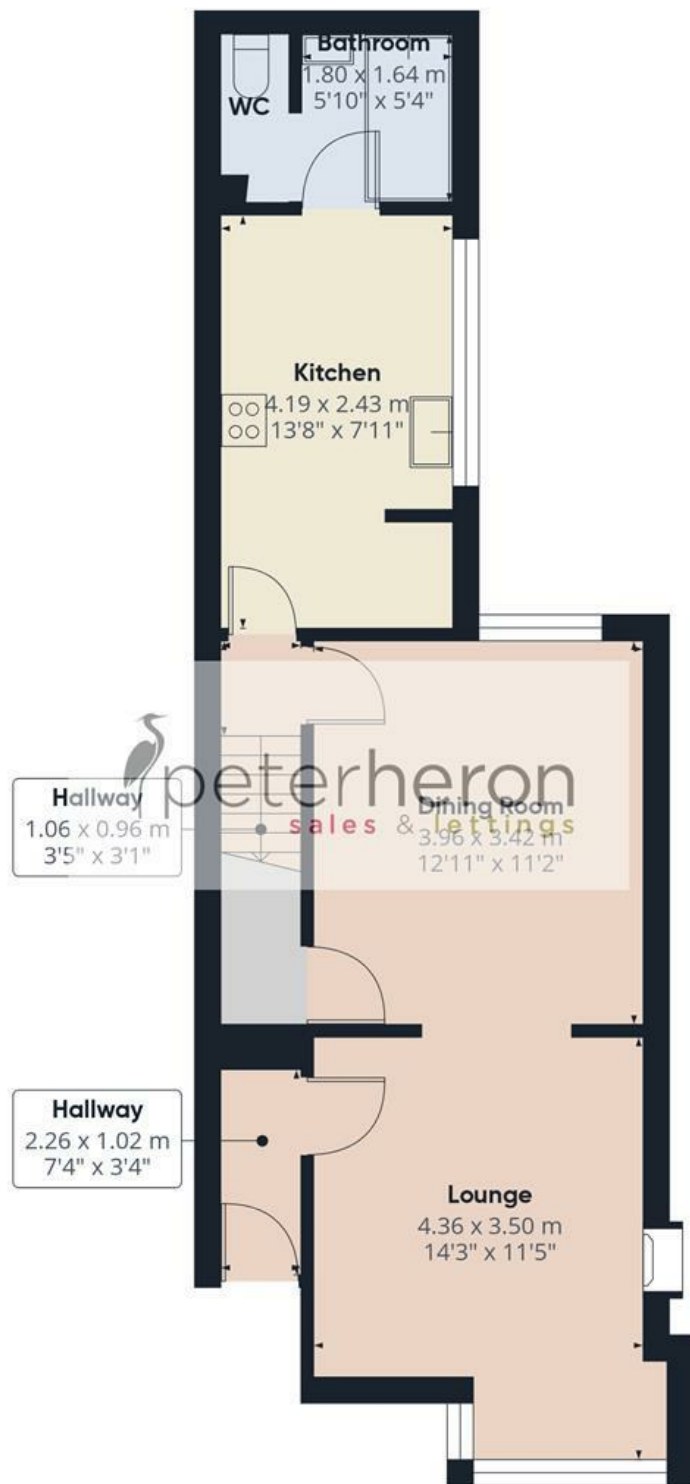
## Opening Times

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.





Approximate total area<sup>(1)</sup>

67.6 m<sup>2</sup>

728 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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