Thistle Road, Thorney Close, Sunderland

£125,000

peterh
sales

peterh
sales

This impressive two bedroom semi-detached house boasts stylish internal accommodation generous gardens to the rear. Internally the property features an entrance porch, a superb lounge and a fabulous kitchen/diner with an excellent range of units and French doors leading out to the rear garden. On the first floor there is an impressive, contemporary family bathroom/wc, and two well proportioned bedrooms. This location is ideal for local amenities, shops and schools as well as offering excellent transport links to surrounding areas. We highly advise an early internal inspection to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Porch

Double glazed windows and inner UPVC door to lounge.

Lounge

Double glazed window to front, double radiator, stairs to first floor and open into kitchen.

Kitchen/Diner

Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hob and hood. Space for an American style fridge freezer and a washing machine. Storage cupboard and a double radiator. Double glazed window and UPVC French patio doors to rear and door to outhouse.

Outhouse

Wall and base units with countertops over providing space for a tumble dryer, laminate flooring and full electrics. Composite doors to front and rear gardens.

First Floor Landing

Double glazed window to side and access point to loft.

Bedroom 1

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

Bedroom 2

Double gazed window to rear, radiator and storage cupboard.

Bathroom

Attractive suite featuring a bath with dual head waterfall shower over and a vanity unit comprising low level wc and wash basin. Chrome heated towel rail and double glazed window to rear.

MAIN ROOMS AND DIMENSIONS

Outside

Delightful generous rear garden mainly laid to lawn with raised timber decked seating area.

Council Tax Band
The Council Tax Band is Band A.

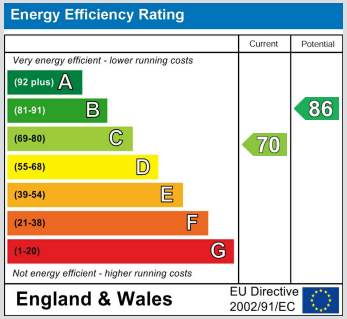
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

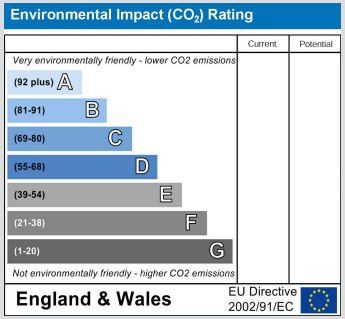
Important Notice - Particulars
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make 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. 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.

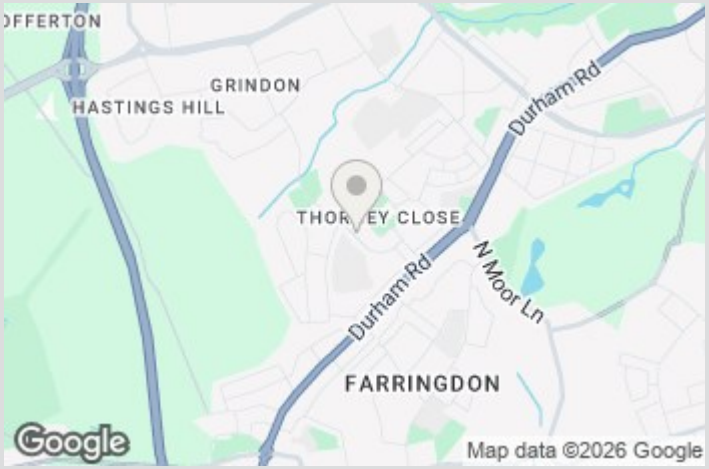
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.







Ground Floor

First Floor

Approximate total area(1)

75.3 m²

811 ft²

(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.

GIRAFFE360