













A beautifully appointed two bedroom mid link house with a garage, occupying a delightful cul-de-sac position, within this ever popular area of South Hylton. Internally the immaculate accommodation on the ground floor includes an entrance porch, lounge and a contemporary breakfasting kitchen whilst to the first floor there are two bedrooms and a superb shower room/wc. Features of note include, double glazing, gas central heating to radiators, attractive gardens to the front and rear, an allocated parking space and a single garage, located in a block to the rear. This location offers convenient access to local amenities and to South Hylton Metro Station as well as to major road connections including the A19. Available with immediate vacant possession and no upper chain involved, we highly advise viewing to appreciate the accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Entrance Porch

### Lounge 14'0" x 11'9" max including staircase area



UPVC double glazed bow window, radiator, staircase to first floor and a door to;

### Kitchen 7'10" x 11'8"



Base and wall level units with work surfaces over incorporating sink and drainer unit, tiled splashbacks, integrated oven and induction hob with extractor, UPVC double glazed window, radiator, washing machine, wall mounted Baxi combi boiler.

### First Floor Landing



Access to loft.

### Bedroom 1 11'8" x 8'7"



Double glazed window and radiator.

### Bedroom 2 8'9" not including fitted wardrobes x 6'6"



Double glazed window, radiator, storage cupboard and fitted mirror fronted sliding wardrobes.

### Shower Room



Contemporary suite with a low level WC, washbasin and walk in shower cubicle with an electric shower. There are tiled walls and a ladder style radiator.

### Outside



Lawned garden to the front and a delightful low maintenance garden to the rear. The property benefits from a parking space to the front, located opposite the property and a single garage in a block

### 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.

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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.

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

## Opening Times

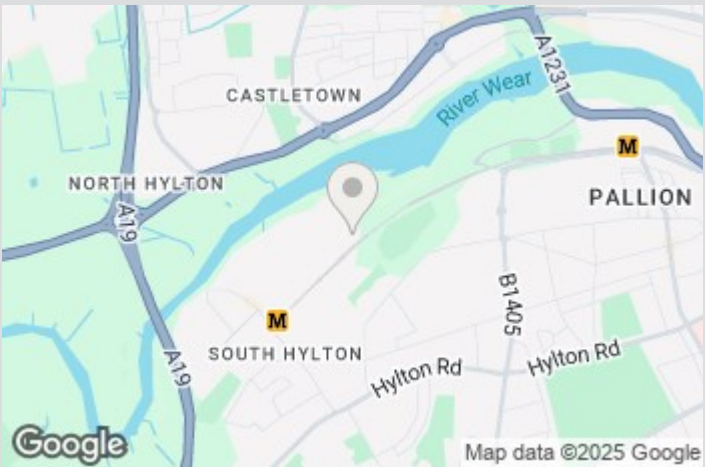
Monday to Friday 9.00am - 5.00pm  
Saturday 9.00am - 12noon

## Ombudsman

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	70	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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