









This well presented two bedroom home is situated within this ever popular area and early viewing is highly recommended to avoid disappointment. Internally the accommodation includes a hall, lounge, kitchen, two first floor bedrooms and a bathroom. Externally there is a delightful garden to the rear. Benefiting from gas central heating and double glazing. Ideally placed for local amenities, shops and schools as well as offering excellent transport links to Sunderland City Centre and major transport connections including the A19.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via composite entrance door.

## Reception Hall

Stairs to first floor.

## Lounge 12'11" x 10'4"



Double glazed window to front elevation, radiator and electric fireplace. Door to Kitchen.

## Kitchen 5'11" x 16'9"



Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space provided for an oven, fridge freezer and washing machine. Radiator, 2x double glazed windows and UPVC door to rear.

## First Floor

Landing with access point to loft.

## Bedroom 1 10'0" x 13'7"



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

## Bedroom 2 9'1" x 9'3"



Double glazed window to rear elevation and radiator.

## Bathroom



Low level WC, washbasin and bath with shower over, chrome heated towel rail and double glazed window.

## Outside



Garden to the rear with lawned area and patio seating areas, and side access gate to the front. Low maintenance front garden.

## 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

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City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

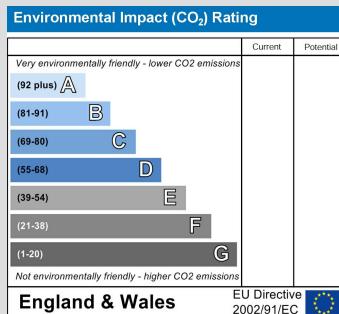
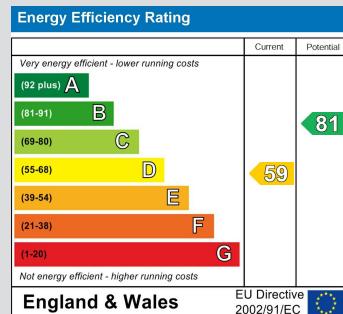
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman

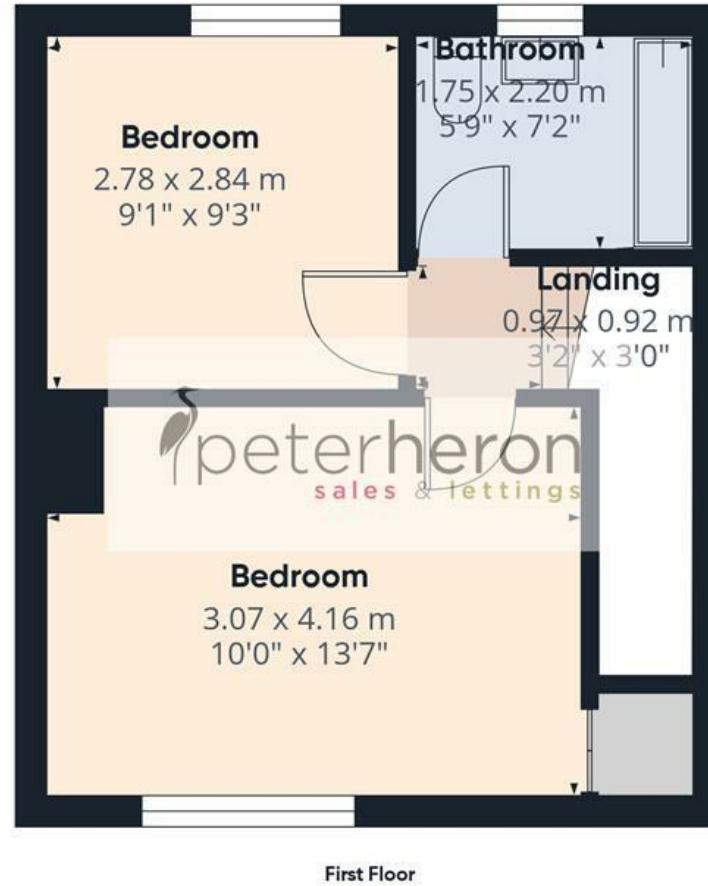
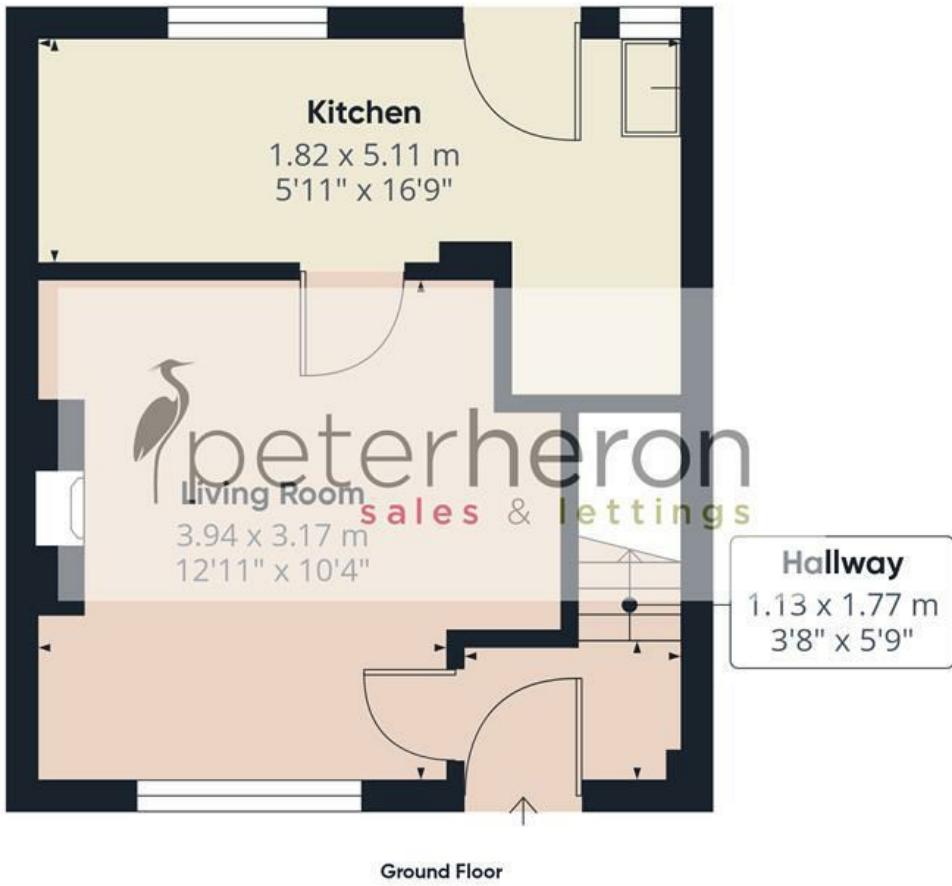
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Approximate total area<sup>(1)</sup>

54.2 m<sup>2</sup>

584 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.