















An attractive larger style two bedroom semi detached house, occupying a pleasant position within this popular residential area. Internally comprising of a hall, lounge, opening through to a dining room that in turn provides access to the kitchen, whilst to the first floor there are two double bedrooms and a shower room/wc. Externally there are gardens to the front and rear. Situated in Nookside, the property is close to a range of amenities, shops and schools as well as offering excellent connections to surrounding areas and major road networks. With no upper chain involved, viewing is highly recommended.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door

### Entrance Hallway



There is a radiator, staircase to the first floor and a door to the lounge.

### Lounge 12'0" x 9'8"



With a double glazed window to the front, a radiator and a fireplace with living flame effect gas fire, the room opens through into the dining room.

### Dining Room 7'10" x 8'7"



With a double glazed window to the rear overlooking the garden, a radiator and a door to the kitchen.

### Kitchen 8'1" x 7'5"



With fitted kitchen units with work surface over, incorporating a sink and drainer unit, space has been provided for the inclusion of a cooker, fridge freezer and a washing machine, there are built in cupboards, double glazed window to the rear, a wall mounted boiler and a double glazed door to the rear porch.

### Rear Porch

With a single glazed door to the rear garden and single glazed windows.

### First Floor Landing

With a radiator and doors to the two bedrooms and shower room.

### Bedroom 1 13'11" maximum inc fitted robes x 9'11"



Double glazed window to the front, radiator and fitted wardrobes.

### Bedroom 2 10'6" x 10'4"



Double glazed window to the rear and a radiator.

### Shower Room



Modern suite with a low level WC, wash hand basin set into vanity unit and a step in shower cubicle with electric shower, there is also a double glazed window.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## Outside



There are delightful gardens to the front and 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 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.

## Fawcett Street Viewings

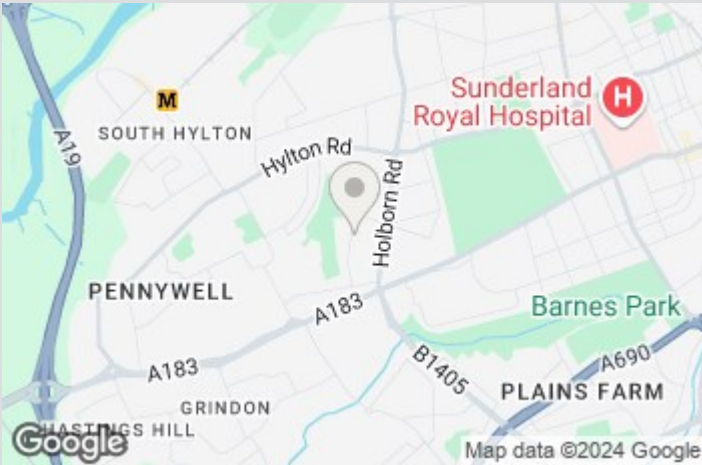
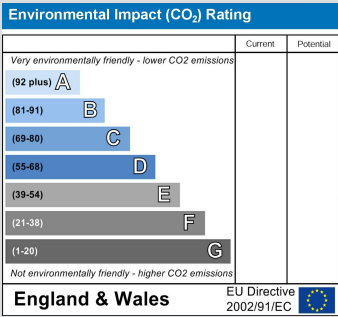
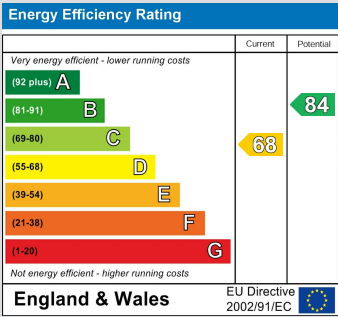
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman

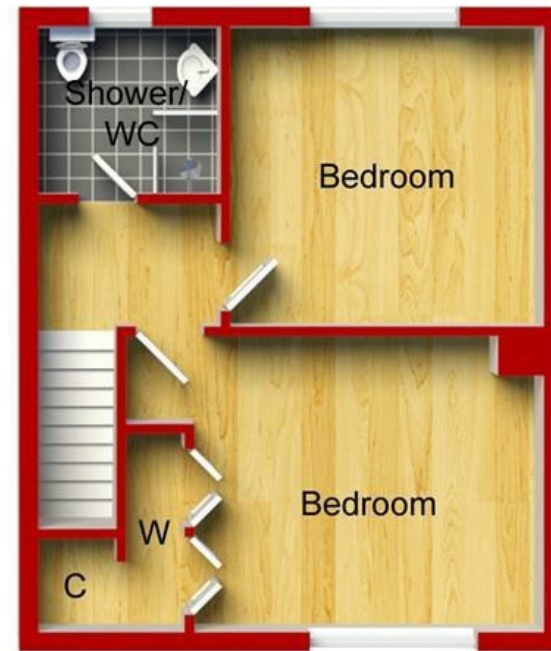
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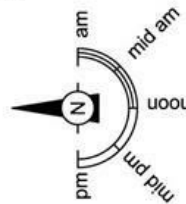




Ground Floor  
Approximate Floor Area  
(33.89 sq.m)



First Floor  
Approximate Floor Area  
(32.69 sq.m)



58 Hampstead Road