



Hampstead Road, Nookside, Sunderland

£89,950





26.0

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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 rooms 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.

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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:-

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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

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			84
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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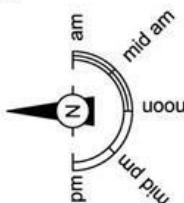
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Ground Floor
Approximate Floor Area
(33.89 sq.m)

First Floor
Approximate Floor Area
(32.69 sq.m)



58 Hampstead Road