









This popular style two bedroom semi detached home with generous rear gardens is situated in within this popular and convenient area. Internally the accommodation comprises entrance hall, lounge open plan to dining room, kitchen, two double bedrooms and modern bathroom. Externally there is a garden to the front with driveway providing off street parking to the rear a generous lawned gardens. Well placed for access to local amenities as well as offering excellent links to major road connections including the A19. Early viewing recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite door to hall.

Entrance Hall



Staircase to first floor with understair storage and radiator.

Lounge 11'2" x 11'0" into alcoves



Double glazed bay window to front, double radiator and feature fireplace. Open plan to dining room.

Dining Room 9'4" x 7'9"



Double glazed French doors to rear and radiator.

Kitchen 7'5" x 7'8"



Wall and base units with working surfaces over incorporating stainless steel sink unit and drainer, integrated oven and gas hob, space for fridge freezer and washing machine, double glazed window and double glazed door to rear.

First Floor Landing

Double glazed window to side and loft access hatch.

Bedroom 1 12'10" x 6'11"



Double glazed bay window to front, two radiators, storage cupboard and built in wardrobes.

Bedroom 2 10'2" x 9'6"



Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, washbasin vanity unit and bath with overhead shower, double glazed window to rear and radiator.

Outside

Garden to the front with driveway providing off street parking and to the rear a generous lawned garden.

Council Tax Band

The Council Tax Band is Band B.

Tenure Freehold

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

Important Notice

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 £210.00 by Movewithus Ltd.

Fawcett Street Viewings

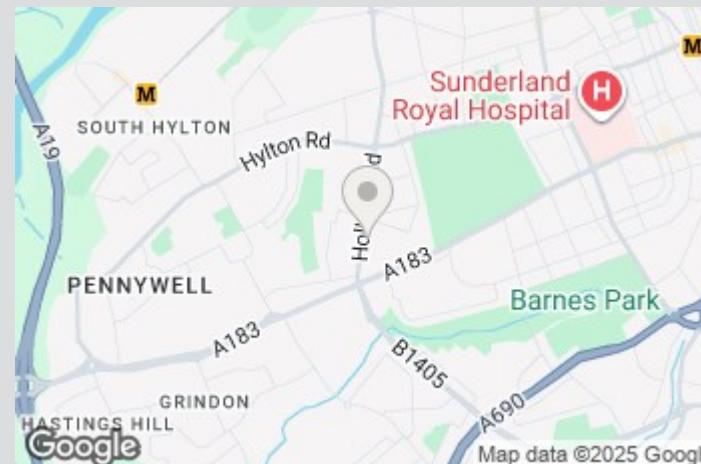
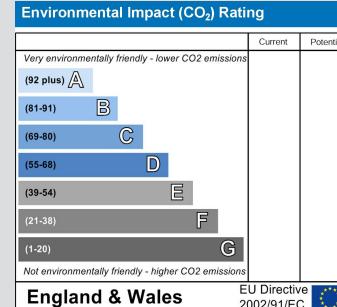
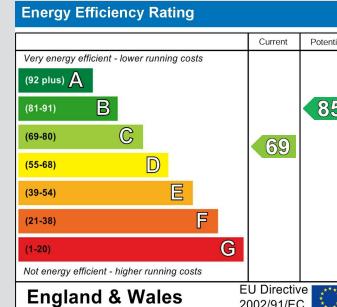
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.



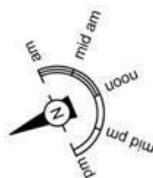
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Ground Floor
Approximate Floor Area
(32.30 sq.m)



First Floor
Approximate Floor Area
(32.30 sq.m)

87 Holborn Road