









This superb first floor apartment has been recently refurbished throughout and is situated within the popular area of Moorside. Internally the well presented accommodation comprises, lounge, modern fitted kitchen with integrated appliances, two bedrooms and a modern bathroom/wc. Externally there is a garden to the front and a garage in nearby block. Ideally located for easy access to Doxford International Business Park, Nissan, the A19 also within easy commuting distal from Sunderland City Centre. Available with immediate vacant possession and no upper chain involved. Early viewing is essential.

MAIN ROOMS AND DIMENSIONS

Entrance

Access via Composite entrance door.

Entrance Lobby

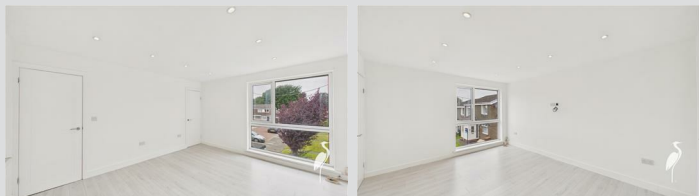


Storage cupboard and stairs to first floor accommodation.

Hallway

Access point to loft.

Lounge 11'2" x 14'8"



Double glazed window to front, radiator and storage cupboard. Door to kitchen.

Kitchen 8'8" x 6'8"



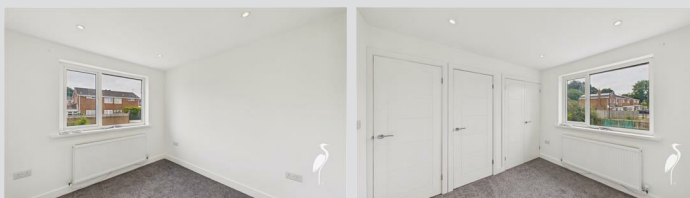
Range of modern wall and base units with granite worktops over incorporating 1 1/2 bowl inset sink and drainer unit with mixer tap. Integrated oven with electric hob and hood, fridge freezer and washing machine. Double glazed window to rear and radiator.

Bedroom 1 8'9" x 11'10"



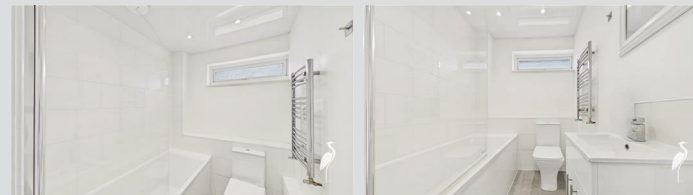
Double glazed window to front, radiator and built in wardrobes.

Bedroom 2 8'9" x 9'7"



Double glazed window to rear, radiator and built in wardrobes.

Bathroom



Bath with shower over, low level wc and washbasin set into vanity unit. Double glazed window rear and chrome heated towel rail.

Outside

Garden to the front and a garage in nearby block.

Council Tax Band

The Council Tax Band is Band A.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 125 years from 1/10/2007 and the Ground Rent is £395.00 per annum.

There is no service charges.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

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

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MAIN ROOMS AND DIMENSIONS

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.

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.

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.

Fawcett Street Viewings

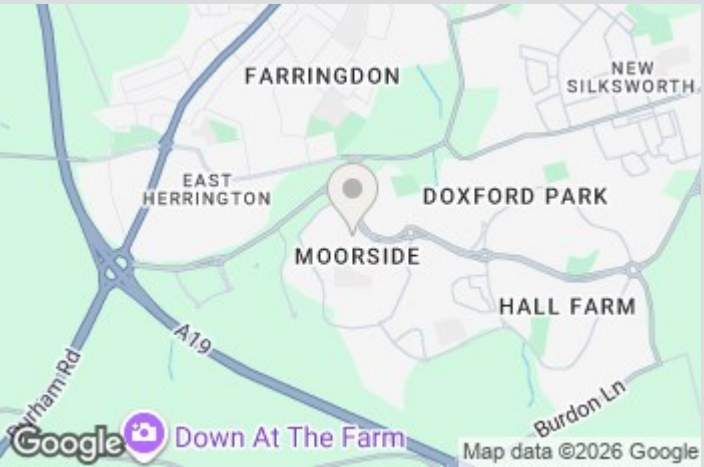
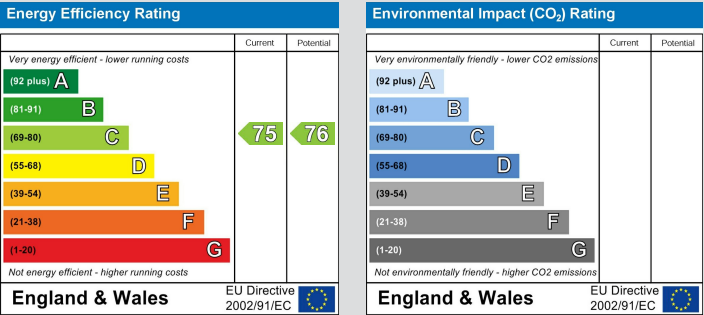
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



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Approximate total area⁽¹⁾

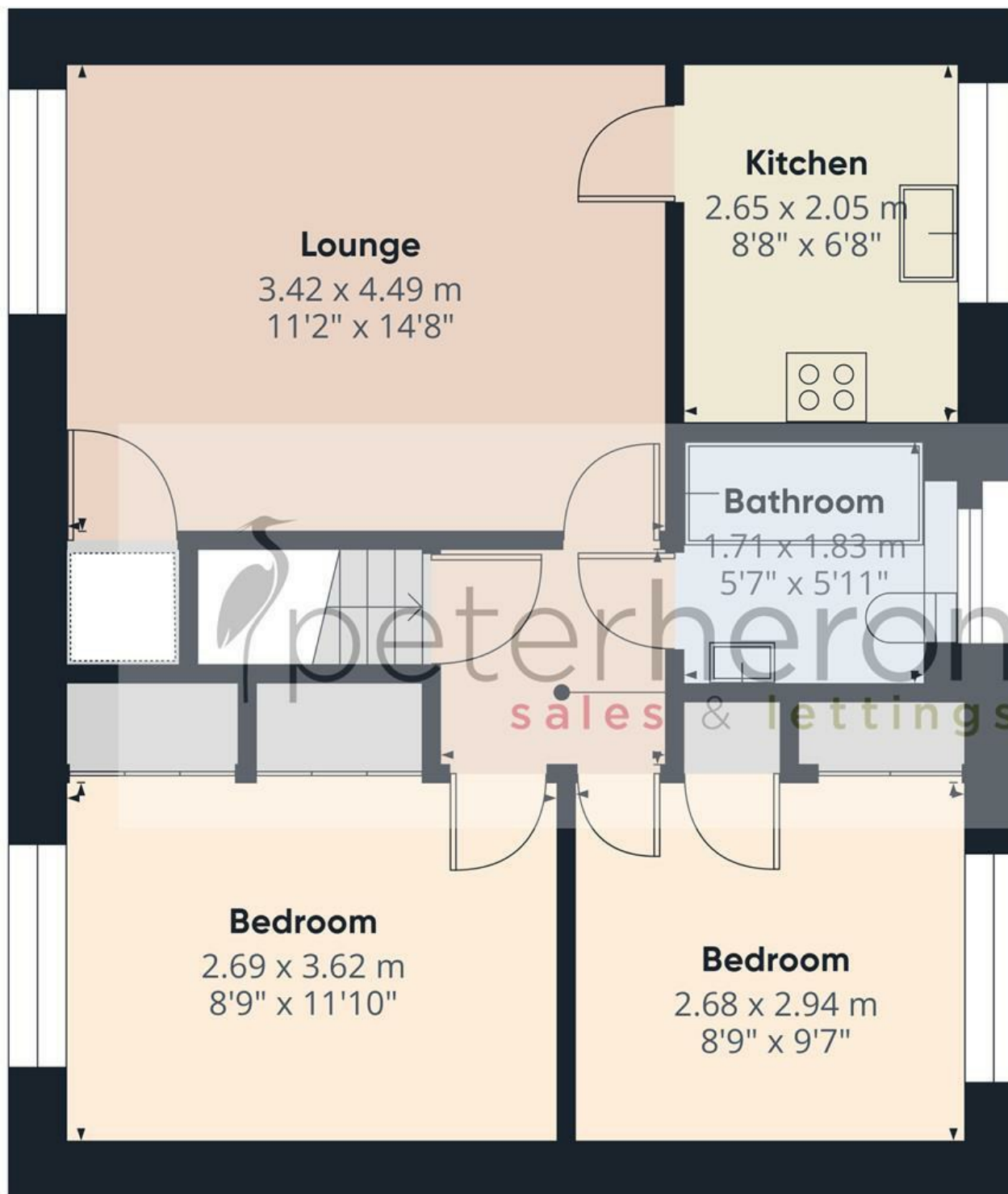
48.1 m²

519 ft²

(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.

GIRAFFE360



First Floor