















This impressive two bedroomed semi detached home offers stylish living accommodation perfect for first time buyers and those wishing to downsize. Available with no upward chain, the property internally comprises entrance hall, lounge, contemporary breakfasting kitchen and ground floor WC, two double size first floor bedrooms and a modern bathroom. Externally there is a low maintenance garden to the front with driveway and a delightful garden to the rear. Benefiting from UPVC double glazing and gas central heating, this good home enjoys a quiet position yet convenient for all amenities in particular Ryhope Village, good schools, the A19 and Doxford International. Early viewing highly recommended to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

## Entrance Hall



Radiator, double glazed window, staircase to first floor.

## Lounge 11'7" x 11'2"



Double glazed bow window to front, radiator and feature fireplace.

## Breakfasting Kitchen 12'7" x 9'1"



Fitted with a range of contemporary wall and base units with

work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include oven and hob, space for fridge freezer, tall radiator, tiled floor and double glazed door to rear. Walk in cupboard with wall mounted boiler, double glazed window and space for washing machine.

## Lobby

Tiled floor, door to WC and double glazed door to outhouse.

## Ground Floor WC

Low level WC.

## First Floor Landing

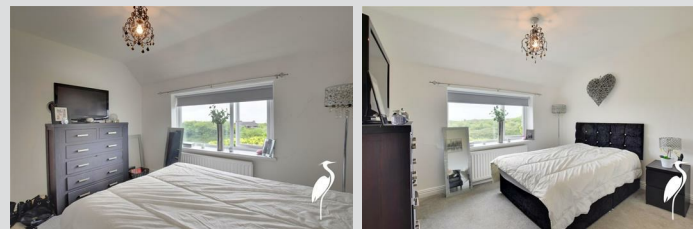
Double glazed window to side.

## Bedroom 1 12'5" not inc robes or recess x 11'4"



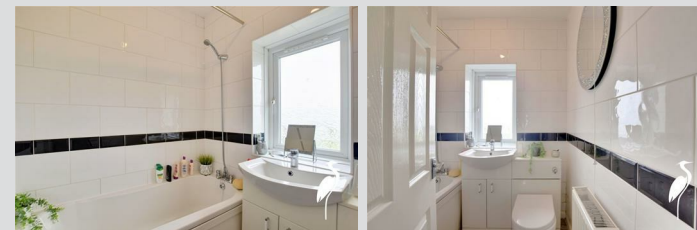
Two double glazed windows to front, radiator, built in wardrobes and built in cupboard.

## Bedroom 2 11'6" x 10'10"



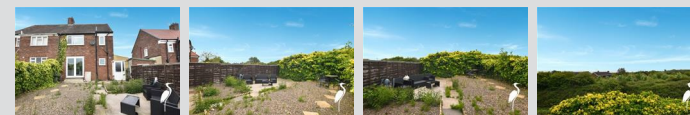
Double glazed window to rear providing superb open views, radiator and built in cupboard.

## Bathroom



Contemporary suite with low level WC, washbasin set into vanity unit and panel bath with shower attachment, radiator, tiled walls and floor.

## Outside



To the front there is a low maintenance garden with driveway providing off street parking and to the rear there is an attractive low maintenance 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

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

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# MAIN ROOMS AND DIMENSIONS

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 £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

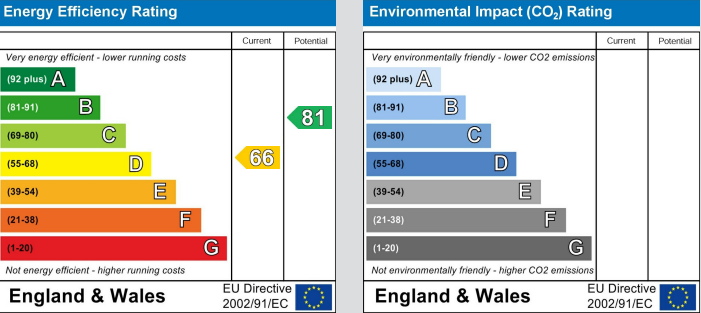
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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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