









A superb two bedroom terraced home occupying a pleasant position within this attractive development. Internally the well presented accommodation is arranged over two floors and includes lobby, lounge opening into modern breakfasting kitchen, two bedrooms and a contemporary bathroom/WC. Externally there is a garden to the front, attractive landscaped gardens to the rear and off street parking to the rear. Ideally placed for local amenities, shops and schools as well as offering excellent connections to Sunderland City Centre and major road links. Internal inspection highly recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Lobby

Radiator and inner door to lounge.

Lounge/Kitchen 11'6" x 21'10"



Double glazed bay window to front, 2 radiators and stairs leading to the first floor. Open plan into kitchen.

Kitchen

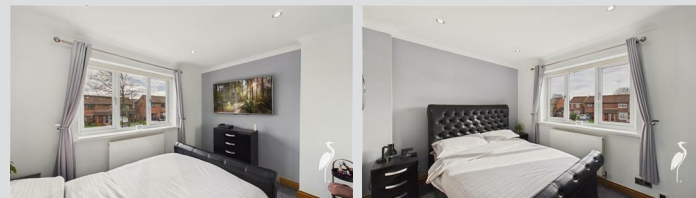


Range of modern wall and base units with countertops over incorporating a single bowl undermount sink and drainer with mixer tap. Integrated appliances include an oven, electric hob, microwave, fridge freezer, dishwasher, washing machine and wine fridge. 2 seater breakfast bar and radiator. Double glazed window and UPVC door to rear.

First Floor Landing



Bedroom 1 11'8" x 8'6"



Double glazed window to the rear elevation and radiator.

Bedroom 2 11'8" x 6'3"



Double glazed window to the front and radiator. Access point to loft.

Bathroom



Low level WC and washbasin vanity unit, bath with dual head waterfall shower over, chrome heated towel rail.

Outside



Garden to the front. Attractive rear garden featuring artificial lawn and timber decked seating area. Off street parking to the 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 - 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 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.

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MAIN ROOMS AND DIMENSIONS

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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

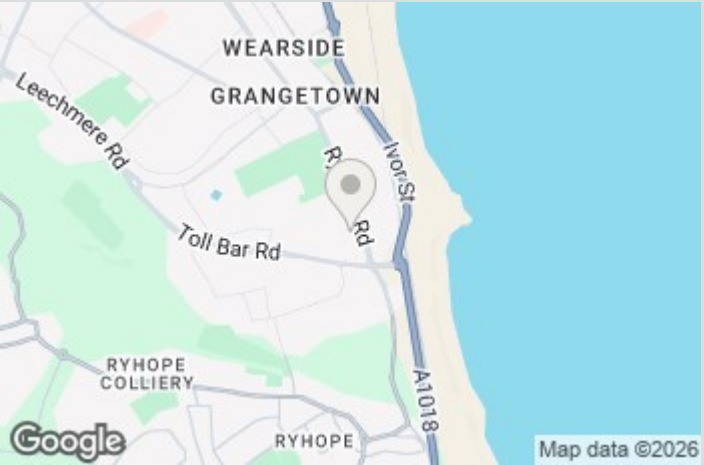
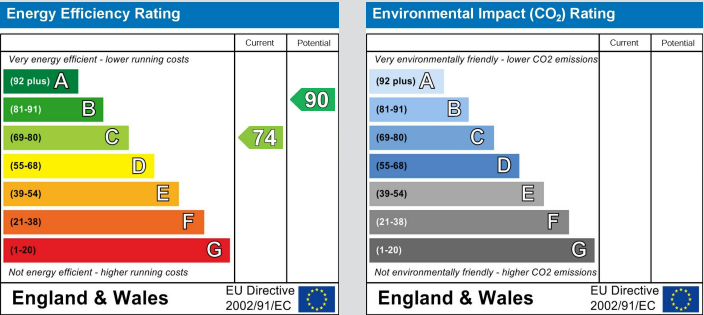
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.



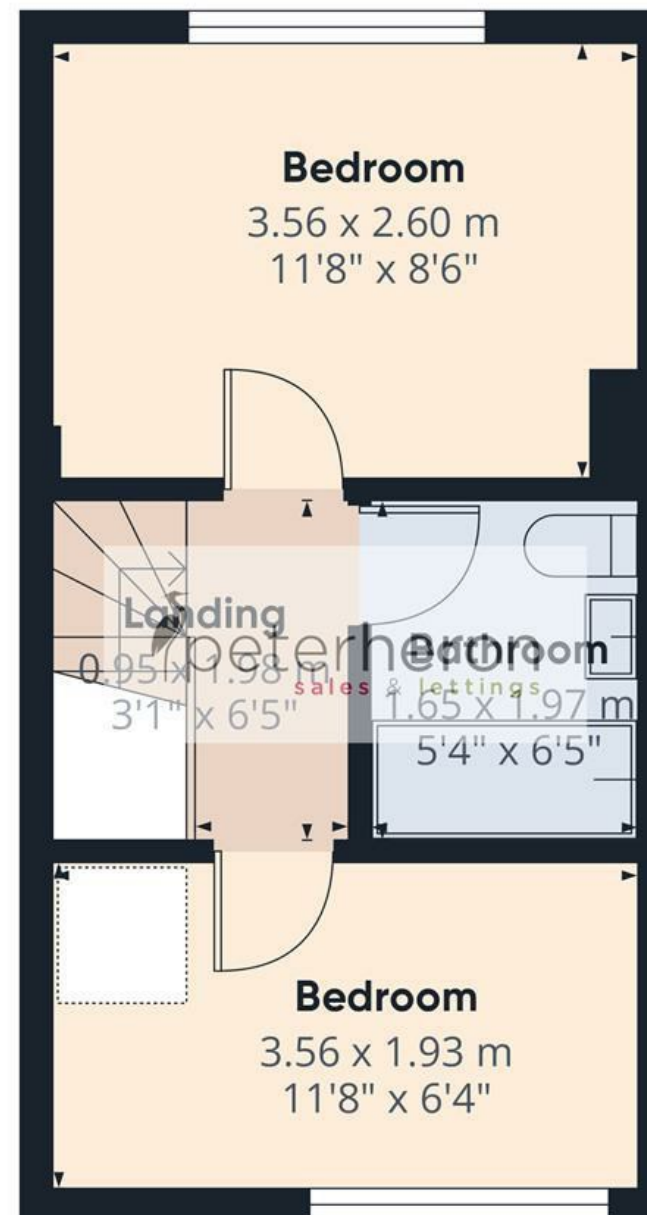
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sales & lettings



Entry
1.06 x 1.32 m
3'5" x 4'4"



First Floor

Approximate total area⁽¹⁾

47.2 m²

508 ft²

Reduced headroom

1.5 m²

16 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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