









A beautiful two bedroom semi detached home occupying a pleasant position within this popular location. Internally the well presented accommodation on the ground floor includes a hall with staircase to the first floor, a lounge, fabulous modern kitchen/diner, two first floor bedrooms and a bathroom/wc. Benefits of the property include double glazing, gas central heating with combi boiler, driveway to the front and superb gardens to the rear with patio seating area. Situated in the popular area of 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. We highly recommend arranging an early viewing!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite door.

Entrance Hall

Stairs to first floor. Door to lounge.

Living Room 13'3" x 11'2"



Double glazed bay window to front, radiator and feature fireplace. Double doors into kitchen.

Kitchen/Diner 14'7" x 14'2"



Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit. Integrated oven, gas hob and cooker hood, dishwasher and washing machine. Space for fridge freezer. Pantry cupboard, two chrome vertical radiators, double glazed window and French UPVC doors to rear.

First Floor Landing

With loft hatch which is boarded for extra storage with a spring loaded access ladder.

Bedroom 1 11'6" x 10'4"



Double glazed window to front, radiator and storage cupboard.

Bedroom 2 8'6" x 8'0"



Double glazed window to rear and radiator.

Bathroom



Low level WC, washbasin and bath with shower over which runs from the combi boiler, chrome heated towel rail and double glazed window to rear.

Outside



Garden to front with gated block paved driveway providing off street parking whilst to the rear an attractive garden with paved patio areas, and a side garden with outhouse and gate to access front.

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. 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

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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 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		
(81-91) B		
(69-80) C		
(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		
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