















A beautifully appointed semi-detached house within the sought after area of St. Gabriel's, available with immediate vacant possession and no upper chain involved. Internally the accommodation briefly comprises of an entrance hall with staircase to the first floor, a delightful lounge to the front with a bay window and feature fireplace, whilst to the rear there is an attractive 18ft kitchen / diner. To the first floor there are two well-proportioned double bedrooms and a bathroom/wc. Externally there is a garden to the front, space to the side of the house and to the rear a superb garden, laid mainly to lawn with a patio area, there is scope to extend if desirable (subject to the appropriate planning permission). This location is ideal for local amenities, shops and schools as well as for Sunderland Royal Hospital and transport links to surrounding areas. Early viewing is highly recommended to fully appreciate this wonderful home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

## Entrance Hall

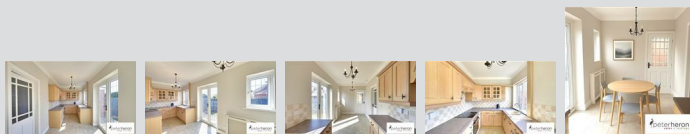
Stairs to first floor. Door to lounge.

## Lounge 15'1" x 14'3"



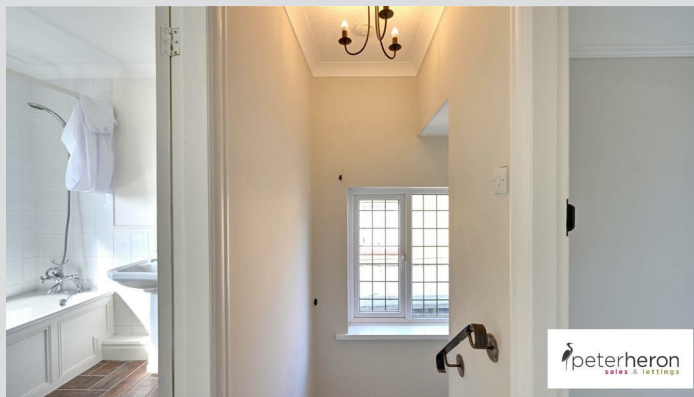
Double glazed bay window to front, double radiator, feature fireplace and built in storage. Door to kitchen/diner. Please note: AI generated furniture in this room.

## Kitchen/Diner 18'7" x 7'4"



Wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated oven, electric hob and cooker hood, low level fridge and freezer. Space for a washing machine. 2x double glazed windows to rear and radiator. UPVC French doors and door to rear. Please note: AI generated furniture in this room.

## First Floor Landing



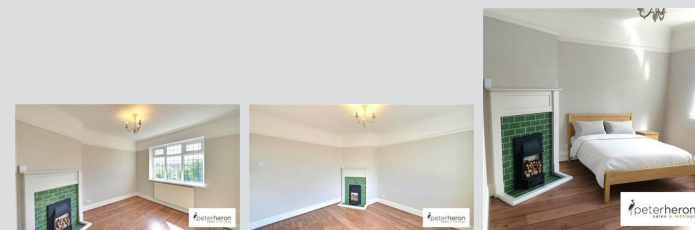
Double glazed window to side and access hatch to loft.

## Bedroom 1 15'3" x 10'8"



Double glazed window to front, radiator, storage cupboard and feature fireplace. Please note: AI generated furniture in this room.

## Bedroom 2 10'11" x 10'3"



Double glazed window to rear, radiator and feature fireplace. Please note: AI generated furniture in this room.

## Bathroom



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

## Outside



Gardens to the front and rear.

## Council Tax Band

The Council Tax Band is Band B.

## Tenure Leasehold

We are advised by the Vendors that the property is

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# MAIN ROOMS AND DIMENSIONS

Leasehold. We have been advised by the vendor there are 900 years remaining on the lease. The Ground Rent is £3.70pa.

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 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

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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

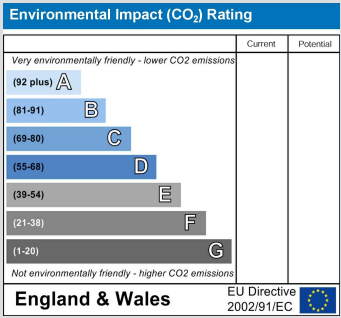
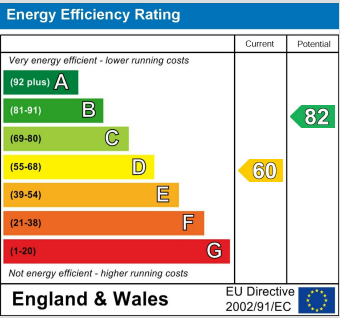
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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