









This delightful ground floor apartment located within a former library and boasting comfortable accommodation which is easy to maintain and economic to run, this delightful property situated on the ground floor and with parking to the rear offers an excellent opportunity to both investors and those who require a stair free living space. Internal accommodation includes living room, breakfasting kitchen, bedroom and shower room whilst to the exterior a courtyard offers shared parking facilities.

Benefitting from gas central heating and some UPVC double glazing, the property is tastefully decorated throughout and available with no upward chain. Walking distance from Ryhope Village centre and located close to the A19, the property is well placed for Sunderland city centre, Nissan, Doxford International Business Park, Amazon, Durham City, Teesside and Newcastle-Upon-Tyne. Immediate internal inspection is highly recommended as considerable interest is anticipated.

MAIN ROOMS AND DIMENSIONS

Ground Floor

There is a communal entrance door to the front of the property.

Communal Entrance

Access to the private accommodation.

Entrance Hall

Radiator and coved cornicing.

Lounge 18'8" x 9'3"



Double glazed window, radiator and decorative fire surround.

Kitchen 9'11" x 12'0"



The kitchen is fit with a good range of base and eye level units with work surfaces over incorporating a sink and drainer unit and integrated appliances including an oven and hob with extractor hood over. There's a double glazed window, radiator, boiler store and door to the rear courtyard.

Bedroom 13'2" x 7'11"



Double glazed window, radiator and a storage cupboard.

Shower Room



Fit with a low level WC, pedestal wash basin and a step in shower enclosure. There's a double glazed window and 2 heated towel rails.

Outside



There is a communal courtyard to the rear with space for off street parking.

Important Notice 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

Important Notice 2

All descriptions, dimensions, references to conditions and

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MAIN ROOMS AND DIMENSIONS

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.

Council Tax Band

The Council Tax Band is A.

Tenure LH

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term has 77 years remaining and the Service Charge is £45pcm.

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.

Viewings Fst

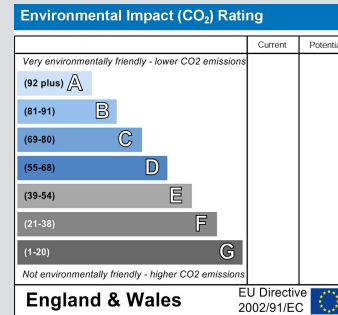
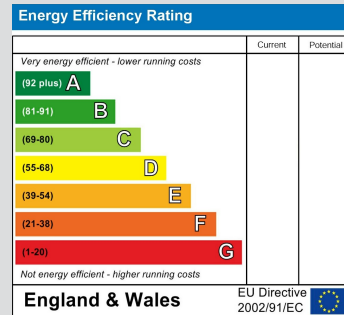
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 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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