









This impressive and well presented ground floor flat enjoys many appealing features including a driveway providing off street parking and a private garden to the rear. Internally the property is accessed via its own private entrance hall, lounge to the rear with French doors to the garden, a fitted kitchen, bedroom and a modern shower room/wc. The property is ideally positioned for access to local amenities and shopping facilities as well as offering excellent transport connections to surrounding areas. Early viewing highly recommended to appreciate the accommodation on offer.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via UPVC entrance door.

Entrance Lobby

Radiator and storage cupboard.

Inner Lobby

Storage cupboard.

Living Room 10'11" x 8'10"



UPVC double glazed French doors to rear, radiator and built in shelving.

Kitchen 9'6" x 5'6"



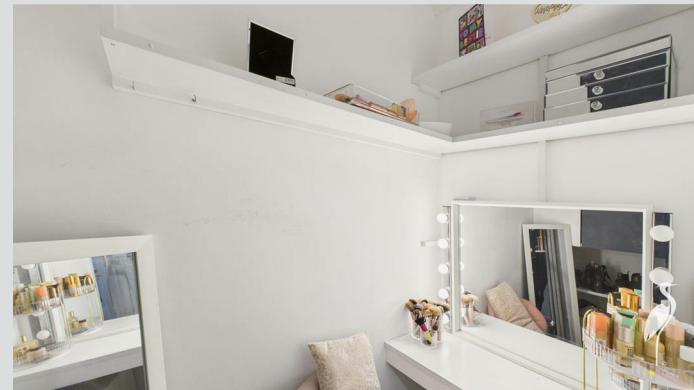
Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer. Integrated oven, gas hob and hood with space for a fridge freezer and washing machine. Double glazed window to rear.

Bedroom 7'10" x 10'8"



Double glazed window to front, radiator and built in mirror fronted wardrobes.

Dressing Area



Shower Room



Low level WC, washbasin and walk in shower cubicle, chrome heated towel rail.

Outside



Driveway to front providing an off street parking space whilst to the rear a garden mainly laid to lawn with decked area.

Council Tax Band

The Council Tax Band is Band A.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are 103 years remaining on the lease.

The service charge £41.00 per month payable to Gentoo.

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MAIN ROOMS AND DIMENSIONS

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 Peter Heron Ltd.

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

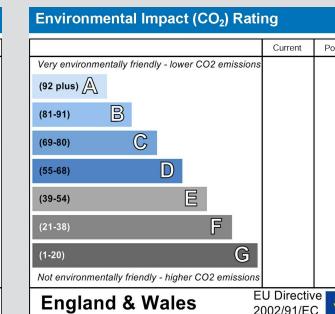
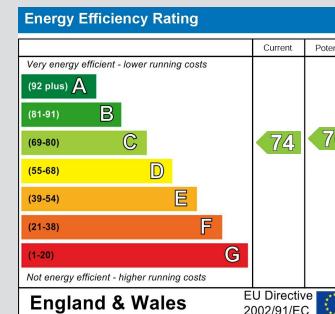
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

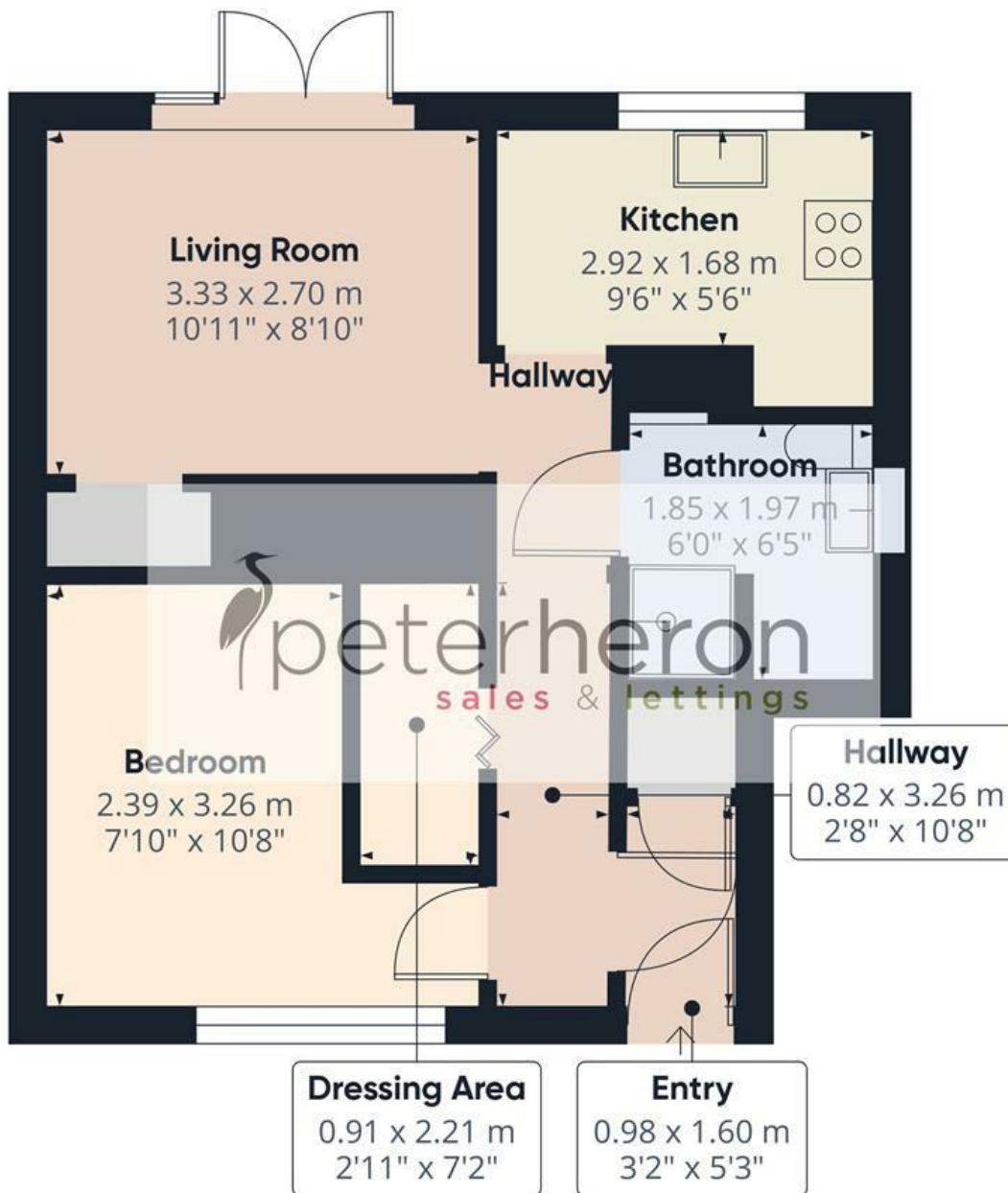
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Approximate total area⁽¹⁾

37.2 m²

402 ft²

(1) Excluding balconies and terraces

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