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sales & lettings

Southend Road, Springwell, Sunderland

£99,950




SHARP







A superb, larger style semi-detached home, providing deceptively spacious accommodation, on this no through road, within this popular area of Springwell. The very well-presented internal accommodation includes a hall with staircase to the first floor, an attractive lounge, an impressive 17ft breakfasting kitchen and sun-room whilst to the first floor there are two double bedrooms and a bathroom/wc. Externally there is a driveway providing off street parking and delightful gardens to the front and rear. Conveniently situated for local amenities, shops and schools, there are also excellent transport links to Sunderland City Centre and major road connections including the A19 and A690. Immediate internal inspection is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via double glazed entrance door to

Entrance Hall



Staircase to first floor and central heating radiator.

Lounge 13'1" x 11'1"



Double glazed bow window to front, further double glazed window to side, central heating radiator and fitted gas fire.

Breakfasting Kitchen 17'1" x 10'0"





This spacious room is fitted with modern wall and base units with work surfaces over incorporating sink and drainer unit, double glazed windows to side and rear, central heating radiator, wall mounted central heating boiler, and space has been provided for the inclusion of a gas cooker, fridge, a freezer, washing machine and tumble dryer.

Sun Room 10'1" x 10'1"



Double glazed patio door to rear, double glazed door to front, double glazed window to rear and tiled floor.

First Floor Landing
Double glazed window to front.

MAIN ROOMS AND DIMENSIONS

Bedroom 1 13'1" x 7'9"



Double glazed windows to both front and side, central heating radiator and built in cupboard.

Bedroom 2 11'2" x 10'1"



Two double glazed windows to rear and central heating radiator.

Bathroom



Low level WC, pedestal washbasin and panel bath with electric shower over, part tiled walls, chrome ladder style central heating radiator and two double glazed windows.

Outside







Garden to the front with a driveway providing off street parking whilst to the rear there is an attractive garden.

Council Tax Band
We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Important Notice Part 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 Part 2
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.
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Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 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.



