









VIRTUAL VIEWING AVAILABLE - BOOK YOURS NOW! An impressive semi-detached home with many notable features including a 17ft breakfasting kitchen, conservatory, driveway and a garage. The property is ready to move into, available for sale with no upper chain involved. Internally, the well-presented accommodation on the ground floor includes an entrance lobby, lounge with bow window and feature fireplace, breakfasting kitchen and a conservatory. On the first floor there are two generous bedrooms, one with walk in wardrobe and a modern shower room. Externally there is a block paved driveway for off street parking, an attached garage and attractive gardens to the front and rear. Conveniently located, the property is ideally placed for local shops and schools as well as providing easy access to Sunderland City Centre, Sunderland Royal Hospital and transport connections. Early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double entrance door to

Entrance Lobby

Staircase to first floor.

Lounge 13'9" x 12'3"



Double glazed bow window to front, central heating radiator, feature fireplace with living flame effect gas fire.

Breakfasting Kitchen 17'4" x 7'4"



Fitted with wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space has been provided for the inclusion of a fridge freezer, gas cooker and washing machine. Central heating radiator and double glazed French door leading to

Conservatory 11'9" x 9'10"



Double glazed windows providing a pleasant aspect over the garden and a double glazed French door leading to patio area.

First Floor Landing

Double glazed window.

Bedroom 1 11'7" x 9'2"



Measurement not including walk in wardrobe, double glazed window to front, central heating radiator. Walk in wardrobe fitted out with shelving, hanging rail and also houses the central heating boiler.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'2" x 10'0"



Double glazed window to rear and central heating radiator.

Shower Room



Low level WC with concealed cistern, washbasin set onto vanity unit and step in shower cubicle with mains shower,

double glazed window and tiled walls, central heating radiator.

Outside



To the front of the property there is a block paved driveway providing off street parking, access to a single GARAGE, and established garden. Whilst to the rear there is a mainly paved garden with mature planted borders.

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.

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.

Sales Viewing Arrangements

To arrange an appointment to view this property contact us on 0191 5103323, Option1 or book a viewing online at peterheron.co.uk

Opening Times

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

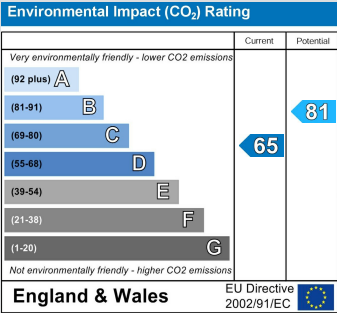
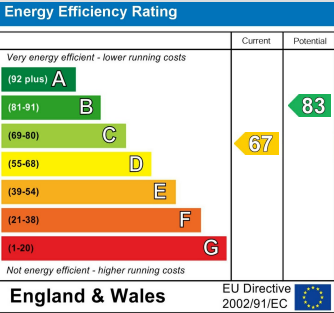
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MAIN ROOMS AND DIMENSIONS

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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