









A spacious larger style two bedroom semi-detached house with a generous rear garden, driveway and attached garage. Internally comprising of an entrance porch, lounge, a kitchen / diner and a conservatory whilst to the first floor there are two double bedrooms and a bathroom/wc. Situated in this popular area, the property is close to a range of amenities, shops and schools as well as offering excellent connections to surrounding areas and major road networks. Viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Porch

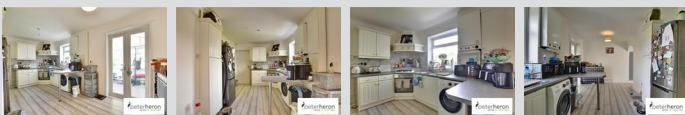
Inner UPVC door to lounge.

Lounge 18'8" x 9'3" maximum



Double glazed bay window to front, stairs to first floor and radiator. Door and opening into kitchen.

Kitchen/Diner 18'7" x 8'10"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood. Space for a fridge freezer and washing machine. Two radiators, double glazed window and UPVC French doors to conservatory. Door to garage.

Conservatory 9'5" x 8'10"



Double glazed window and UPVC door to rear, radiator.

First Floor Landing

Loft access hatch and double glazed window.

Bedroom 1 13'3" x 9'9"



Double glazed window to front, built in sliding door wardrobes and radiator.

Bedroom 2 10'6" x 9'3"



Double glazed window to rear, storage cupboard and radiator.

Bathroom



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

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MAIN ROOMS AND DIMENSIONS

Outside



Low maintenance front garden with driveway providing off street parking. Attractive garden to the rear with a lawn and patio.

Garage 22'11" x 9'10"

Fitted with wall and base units, window and door to the rear.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

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

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.

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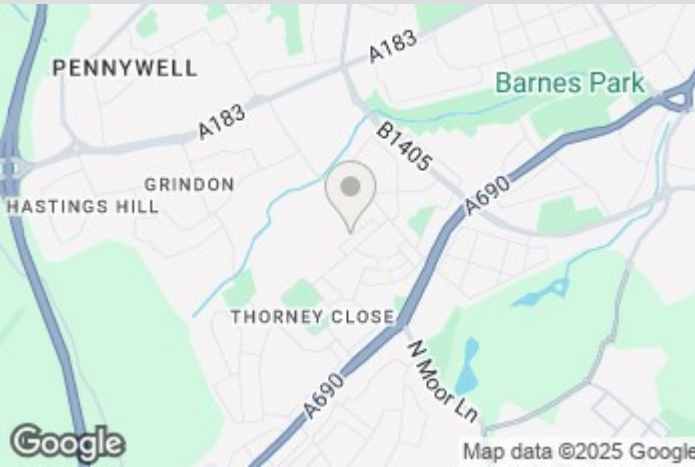
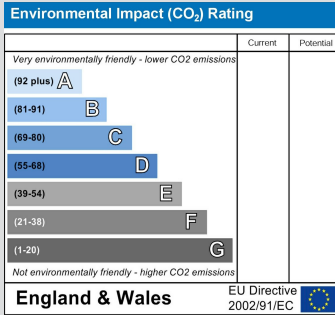
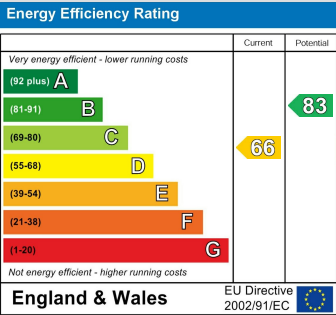
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

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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