Henderson Road, St Gabriel's Estate, Sunderland £169,950

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A beautifully appointed semi-detached house within the sought after area of St. Gabriel's, available with immediate vacant possession and no upper chain involved. Internally the accommodation briefly comprises of an entrance hall with staircase to the first floor, a delightful lounge to the front with a bay window and feature fireplace, whilst to the rear there is an attractive 18ft kitchen / diner. To the first floor there are two well-proportioned double bedrooms and a bathroom/wc. Externally there is a garden to the front, space to the side of the house and to the rear a superb garden, laid mainly to lawn with a patio area, there is scope to extend if desirable (subject to the appropriate planning permission). This location is ideal for local amenities, shops and schools as well as for Sunderland Royal Hospital and transport links to surrounding areas. Early viewing is highly recommended to fully appreciate this wonderful home.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Entrance Hall
Stairs to first floor. Door to lounge.

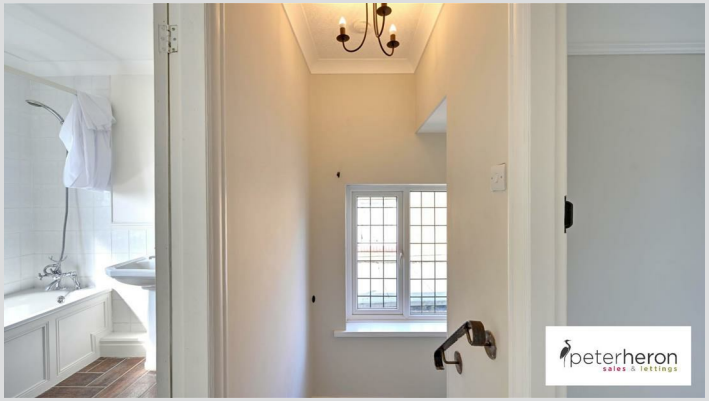
Lounge 15'1" x 14'3"

Double glazed bay window to front, double radiator, feature fireplace and built in storage. Door to kitchen/diner.

Kitchen/Diner 18'7" x 7'4"

Wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated oven, electric hob and cooker hood, low level fridge and freezer. Space for a washing machine. 2x double glazed windows to rear and radiator. UPVC French doors and door to rear.

First Floor Landing



Double glazed window to side and access hatch to loft.

Bedroom 1 15'3" x 10'8"

Double glazed window to front, radiator, storage cupboard and feature fireplace.

Bedroom 2 10'11" x 10'3"

Double glazed window to rear, radiator and feature fireplace.

Bathroom

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

Outside

Gardens to the front and rear.

Council Tax Band
The Council Tax Band is Band B.

Tenure Leasehold
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are 900 years remaining on the lease. The Ground Rent is £3.70pa.

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

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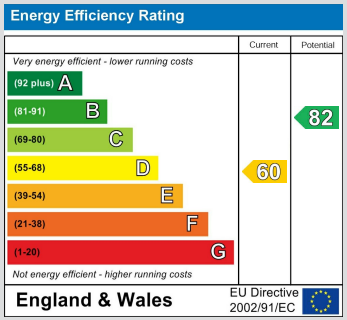
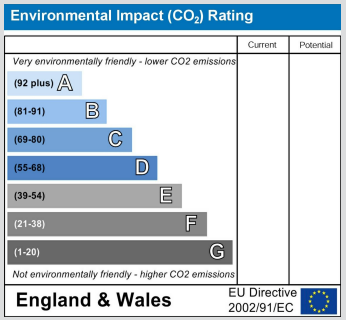
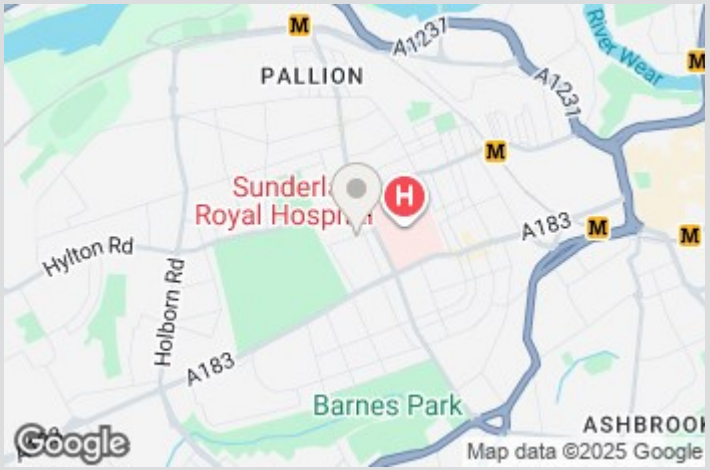
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 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.