







 peterheron  
sales & lettings



A larger style two double bedroom semi-detached home, featuring a generous rear garden with gated access for off street parking and a detached garage. Internally the accommodation includes a hall, lounge and a kitchen / diner whilst to the first floor there are two well-proportioned bedrooms and a shower room/wc. The property is ideally placed for Sunderland City Centre and within easy reach of the A19, Doxford International Business Park and Nissan, as well as providing an excellent range range of local amenities, including shops and schools. We highly recommend viewing!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Entrance Hall

Stairs to first floor with storage under and radiator.

## Lounge 11'8" x 11'5"



Double glazed bay window to front, electric fire and built in storage into alcoves.

## Kitchen/Diner 17'11" x 8'5"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood. Space for fridge freezer, washing machine and tumble dryer. Built in storage, double radiator and UPVC French doors to rear.

## First Floor Landing

Access hatch to loft.

## Bedroom 1 14'10" x 10'0"



2x double glazed windows to front, radiator and built in storage cupboard.

## Bedroom 2 10'11" x 10'0"



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

## Shower Room



Low level WC, washbasin and walk in shower cubicle, double glazed window and radiator.

## Outside



Generous rear garden with block paved, gravelled and lawned areas. Detached garage and driveway providing off street parking.

## Council Tax Band

The Council Tax Band is Band A.

## Solar Panels

We have been advised by our client the solar panels are owned.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. 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

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# MAIN ROOMS AND DIMENSIONS

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

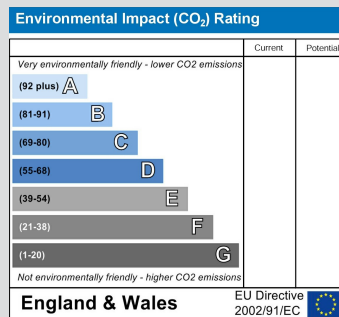
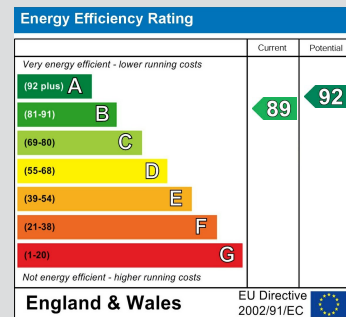
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

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

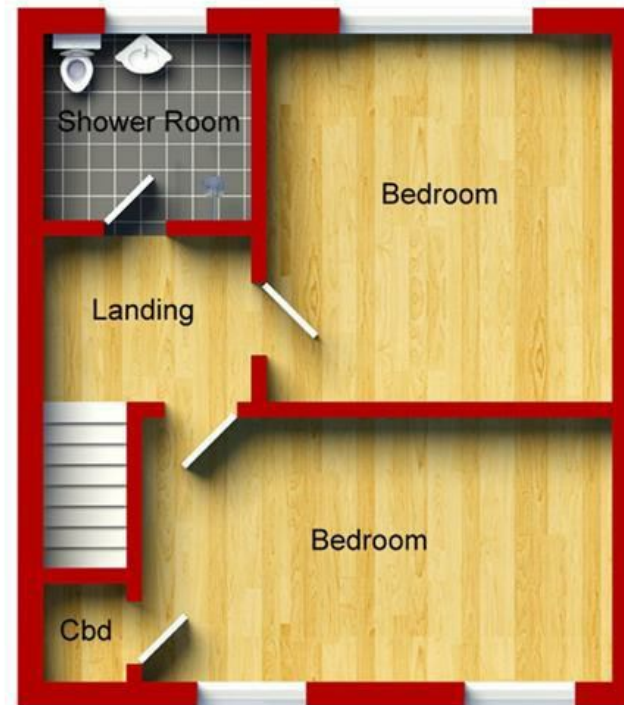
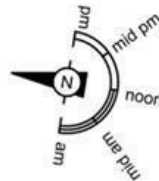


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Ground Floor  
Approximate Floor Area  
(34.20 sq.m)



First Floor  
Approximate Floor Area  
(34.20 sq.m)

33 Aldershot Road