









A spacious two bedroom house, provides attractive and deceptively spacious accommodation. Internally there is an entrance lobby with staircase to the first floor, lounge, a breakfasting kitchen and a downstairs wc, whilst to the first floor there are two double bedrooms and a shower room/wc. Benefits of the property include double glazing, gas central heating to radiators, driveway and a lawned garden to the rear. Situated within this popular area, close to a range of local amenities, shops and schools, as well as offering excellent transport links to Sunderland City Centre and wider networks. With immediate vacant possession and no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to entrance lobby.

Entrance Lobby

Access via double glazed entrance door there is a staircase to the first floor and a door to the lounge.

Lounge 14'10" x 14'4"



Double glazed bow window to the front, radiator, built in cupboard and a door to the breakfasting kitchen.

Breakfasting Kitchen 9'8" x 14'4"



Fitted with wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include an oven and hob, space for a fridge freezer and a washing machine. Double glazed window to the rear, radiator and a door to the lobby.

Lobby

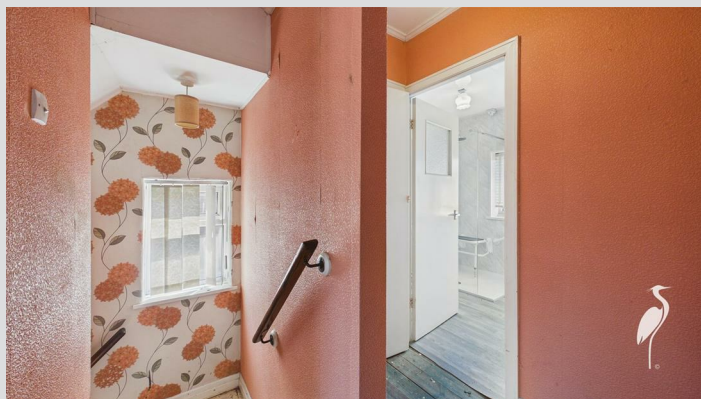
Built in cupboard, door to the downstairs WC and an external double glazed door to the side.

Downstairs WC



WC and a double glazed window.

First Floor Landing



Double glazed window to the side, radiator and a built in cupboard providing storage space and housing the boiler. Doors lead off the the two bedrooms and shower room.

Bedroom 1 10'9" x 14'6"



Double glazed window to the front, radiator and built in cupboard.

Bedroom 2 13'10" x 10'11"



Double glazed window to the rear and a radiator.

Shower Room



Modern suite with low level WC, pedestal wash hand basin and walk in shower with mains fed shower, double glazed window and a radiator.

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MAIN ROOMS AND DIMENSIONS

Outside



There is a lawned garden to the front with a driveway, whilst to the rear there is a lawned garden.

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.

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.

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.

Sea Road Viewings

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

Opening Times

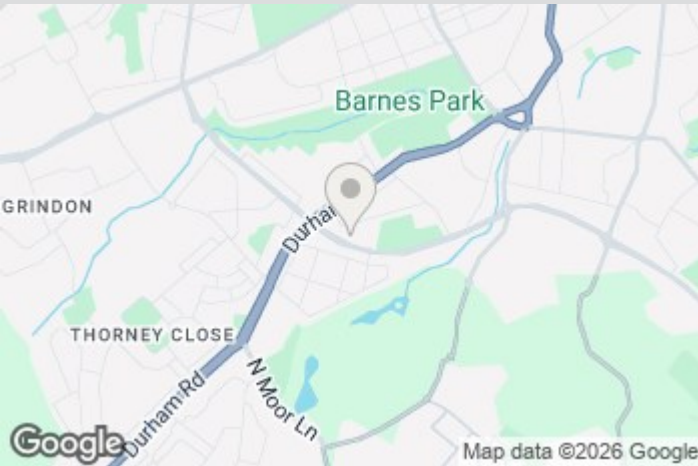
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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

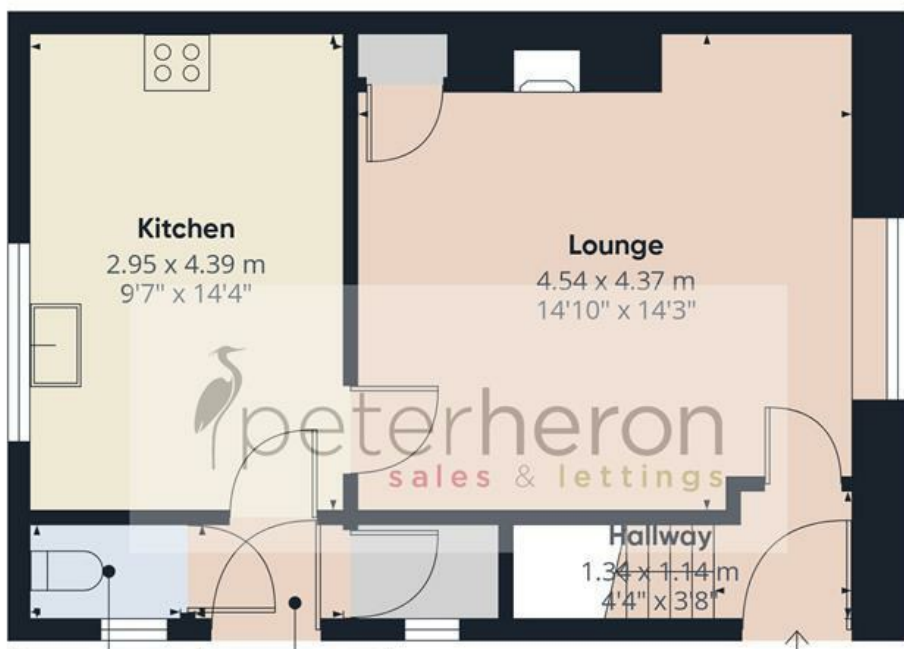
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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Ground Floor



First Floor

Approximate total area⁽¹⁾

74.5 m²
803 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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