









This beautiful popular style two bedroom home is available with no upward chain and literally ready to move into. Arranged over two floors, the internal accommodation comprises hall, lounge, superb modern breakfasting kitchen, two double bedrooms, dressing room and shower room. Block paved garden to the front and spacious low maintenance gardens to the rear. Perfectly located set midway between the City centre and the A19, ideal for commuting to Doxford International Business Park, Amazon, Nissan with many excellent local amenities on the door stop. Early viewing is highly recommended as considerable interest is anticipated.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

### Lounge 12'9" x 16'10"



Double glazed bay window to front, feature fireplace, radiator and stairs to first floor. Door to kitchen.

### Breakfasting Kitchen 5'10" x 16'9"

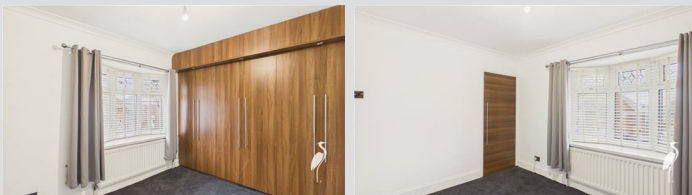


Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and cooker hood, low level fridge/freezer and a washing machine. Radiator, storage cupboard and 2 seater breakfast bar. Double glazed bay window and UPVC door to rear.

## First Floor Landing

Access point to loft.

### Bedroom 1 9'5" x 10'4"



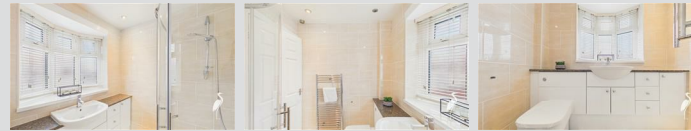
Double glazed bay window to front and radiator. Built in wardrobes and storage cupboard.

### Bedroom 2 9'2" x 10'4"



Double glazed bay window to rear and radiator.

## Shower Room



Low level WC with concealed cistern and washbasin vanity unit with cupboards and drawers, walk in shower enclosure, chrome heated towel rail and double glazed window.

### Dressing Room 9'1" x 3'10"



Double glazed window to rear.

## Outside



Block paved garden to the front with useful side access, whilst to the rear a low maintenance garden with artificial lawn and decked seating area.

## 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

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

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

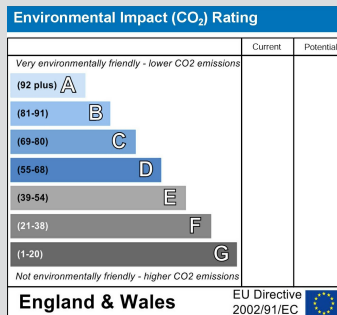
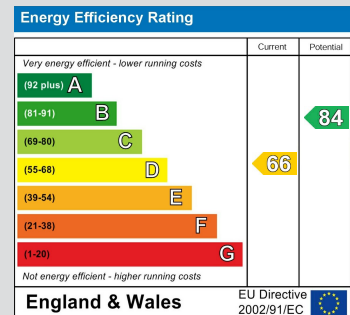
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

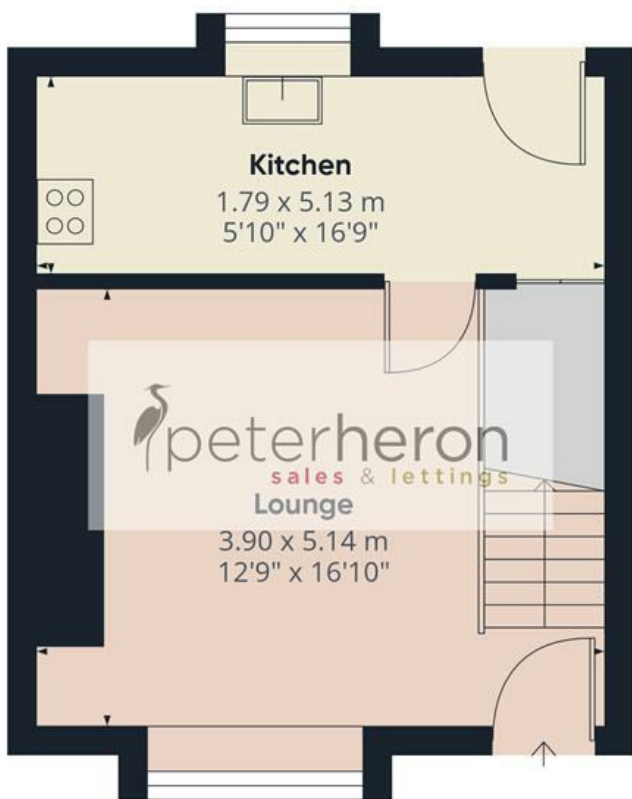
## Ombudsman

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



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor



First Floor

Approximate total area<sup>(1)</sup>

60 m<sup>2</sup>  
646 ft<sup>2</sup>

(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.

GIRAFFE360

