









Occupying a superb corner plot, this well-appointed two bedroom, semi-detached home, is located within this ever-popular residential area. Internally on the ground floor there is an entrance porch, generous lounge, an 18ft breakfasting kitchen, a WC and conservatory. On the first floor there are two well-proportioned bedrooms and a contemporary bathroom/wc. Externally, there is a superb, generous lawned garden to the front and side, a decked area to the rear and an outhouse. Benefits of the property include double glazing and gas central heating to radiators. This convenient location is ideally placed for local amenities, shops and schools as well as providing links to surrounding areas. We recommend early viewing to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Porch

Double glazed windows and inner double glazed door to

Lounge 14'10" not including staircase area x 12'11" into



Double glazed bay window to front, two central heating radiators and attractive fireplace with living flame effect gas fire, staircase to first floor.

Breakfasting Kitchen 18'1" x 9'0"



Fitted with wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated double oven, gas hob and space has been provided for inclusion of a fridge freezer and washing machine, central

heating radiator, external double glazed door to side of the property. Double glazed patio door to conservatory.

Ground Floor WC



Low level WC and double glazed window.

Conservatory 9'3" x 9'3"



Double glazed door leading out to decked area and double glazed windows and central heating radiator.

First Floor Landing

Double glazed window.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 11'4" x 14'11" not including recess



Two double glazed windows to front, central heating radiator and built in cupboard housing the central heating boiler.

Bedroom 2 11'7" x 10'9"



Double glazed window to rear, central heating radiator and built in cupboard.

Bathroom



Contemporary suite comprising of low level WC, washbasin set onto vanity unit and P shaped bath with mains shower over, double glazed window and chrome ladder style central heating radiator.

Outside



Generous block paved driveway to the front and lawned garden, whilst to the rear there is a decked area leading through to a courtyard area.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Tenure Freehold

We are advised by the Vendors that the property is

Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

Important Notice Part 2

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

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

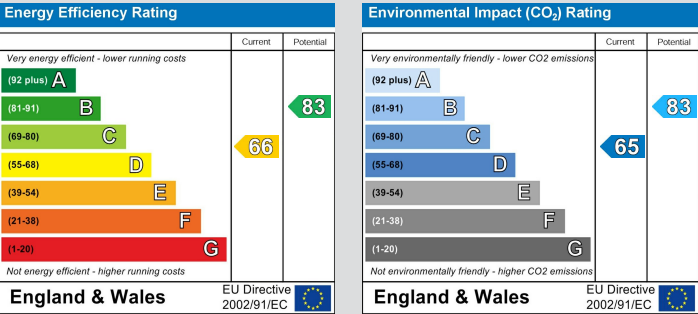
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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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