

An impressive ground floor apartment, featuring off street parking and its own private, enclosed garden. The property is accessed via its own private entrance, the accommodation is all on one level, briefly comprising of a lounge, a 15ft breakfasting kitchen, a double bedroom and a bathroom/wc. This location is ideal for access to local amenities, shops and excellent transport links. Viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Lounge 14'4" x 12'5" into alcoves



Single glazed sash window to rear, radiator, stripped and varnished floorboards, fireplace and door to inner lobby. Access to kitchen.

Breakfasting Kitchen 15'7" x 8'5"



Fitted wall and base units with work surfaces over incorporating sink and drainer unit, space for cooker, fridge freezer and washing machine, single glazed windows to side and rear. Radiator.

Inner Lobby

Doors to bedroom and bathroom.

Bedroom 13'8" not including robes x 10'3"



Two double glazed sash windows to front, radiator, fitted wardrobes and door to porch.

Porch

Double glazed external door.

Bathroom



Low level WC, pedestal washbasin and panel bath with shower attachment, extractor fan, radiator, and built in storage.

Outside



The property benefits from a parking space and features its own private enclosed low maintenance garden.

Council Tax Band

The Council Tax Band is Band A.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 30/9/1983 and there are no ground rent or service charges.

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 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.

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

Visit 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

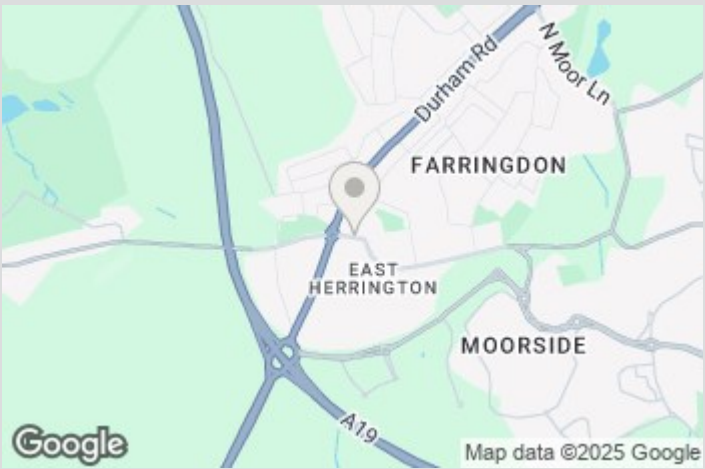
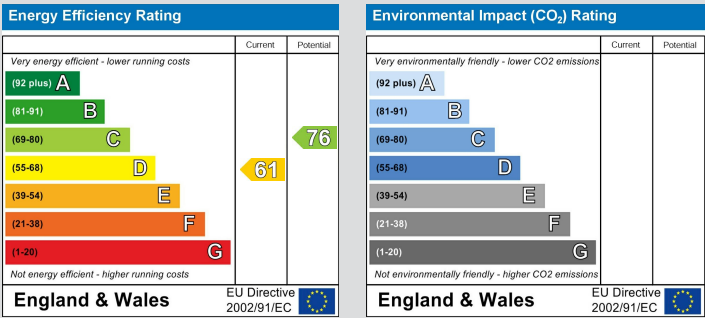
MAIN ROOMS AND DIMENSIONS

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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