

An attractive two bedroom mid link house with a drive to the front and a garden to the rear, ideally located within the popular Alexandra Park development. Internally the well-presented accommodation on the ground floor includes an entrance lobby with staircase to the first floor, a cloakroom/wc and superb open plan lounge and breakfasting kitchen. On the first floor there are two well-proportioned bedrooms and a bathroom/wc. Benefits of the property include gas central heating and double glazing. This convenient location is close to local amenities and is within easy access of Sunderland City Centre as well as providing excellent links to major road connections. Viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance door into lobby.

Lobby

Radiator, staircase to first floor and door connecting to open plan lounge/breakfasting kitchen.

Lounge/Breakfasting Kitchen 24'7" x 8'9" (extending to 12'0")



This attractive open plan space has a lounge area with double glazed French doors leading out to the rear garden and a radiator. The kitchen area is fitted with a range of modern wall and base units with work surfaces over incorporating a one-and-a-half bowl sink and drainer unit and breakfast bar. There is an integrated oven and hob, space provided for the inclusion of a fridge freezer and a washing machine, double glazed window to the front and a radiator and door connecting through to the cloakroom WC.

Cloakroom WC



Fitted with low level WC, mini wash hand basin and a radiator.

First Floor Landing

Doors leading off to the 2 bedrooms and bathroom.

Bedroom 1 12'0" x 10'2"



Double glazed window to the rear and a radiator.

Bedroom 2 12'0" x 7'9" (into recess)



2 double glazed windows to the front and a radiator.

Bathroom



Fitted with a low level WC, pedestal wash hand basin and panelled bath with shower attachment, part tiled walls and a radiator.

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MAIN ROOMS AND DIMENSIONS

Outside



To the front of the property there is a driveway providing off street parking whilst to the rear there is an attractive garden.

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 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.

Fawcett Street Viewings

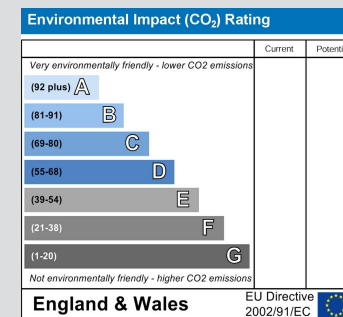
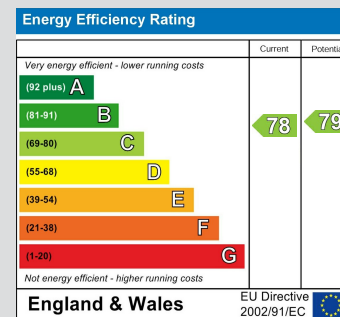
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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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