









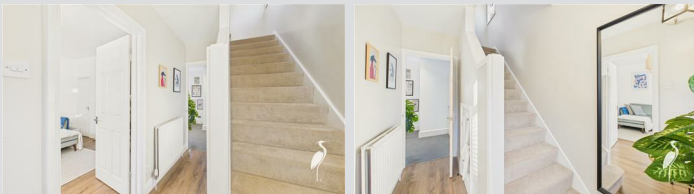
An impressive and immaculately presented, two-bedroom semi-detached house with a superb, stylish interior, situated within this popular area of South Hylton. Internally the beautifully appointed accommodation includes a hall, attractive lounge, a fabulous, contemporary breakfasting kitchen and a ground floor WC whilst to the first floor there are two well-proportioned bedrooms and a modern bathroom/wc. Benefits of the property include gas central heating to radiators, double glazing and gardens to the front and rear. The property is ideally located for access to local amenities, shops and schools as well as offering excellent transport connections including road links and South Hylton Metro Station. With no upper chain involved, early viewing is essential to avoid disappointment and to appreciate the accommodation on offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor

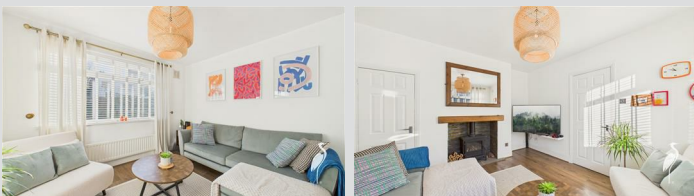
UPVC double glazed feature door.

Entrance Hall



Double glazed window and staircase to first floor.

Lounge



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

Breakfasting Kitchen

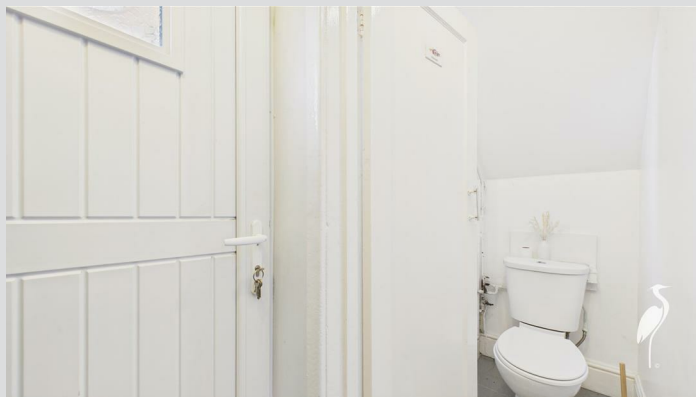


Fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating sink unit and breakfast bar, integrated appliances include an oven, microwave and a gas hob, space for American style fridge freezer, dishwasher and washing machine. Double glazed window to rear and built in cupboard which provides space for tumble dryer, wall mounted boiler, double glazed window

Lobby

Double glazed external door to rear garden and door to WC.

Ground Floor WC



Low level WC and double glazed window.

First Floor Landing

Double glazed window and access point to loft.

Bedroom 1



Double glazed window to front, tall feature double glazed window to front, and radiator.

Bedroom 2



Double glazed window to rear providing a delightful open aspect, radiator and fitted sliding door wardrobe.

Bathroom



Modern suite with low level WC, pedestal washbasin and panel bath with mains shower over, attractive tiled walls and floor, double glazed window.

Outside



Gardens to the front and rear.

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

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.

Fawcett Street Viewings

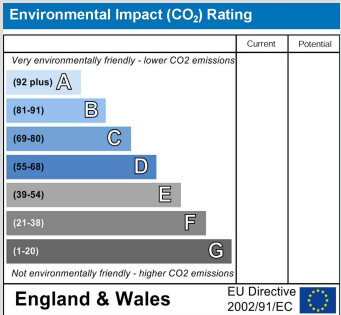
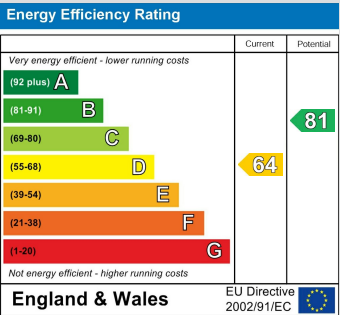
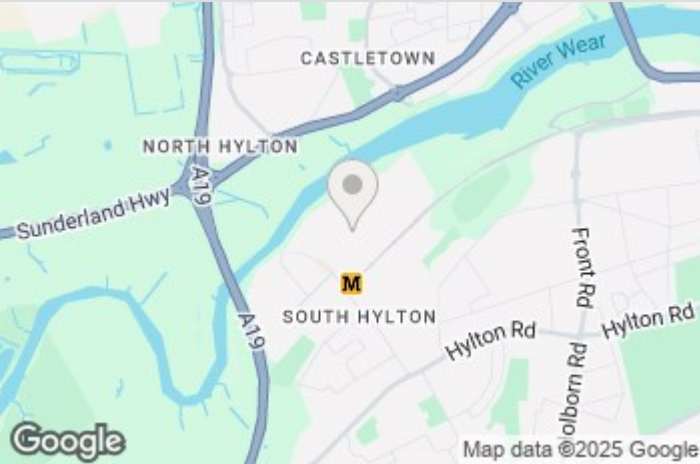
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

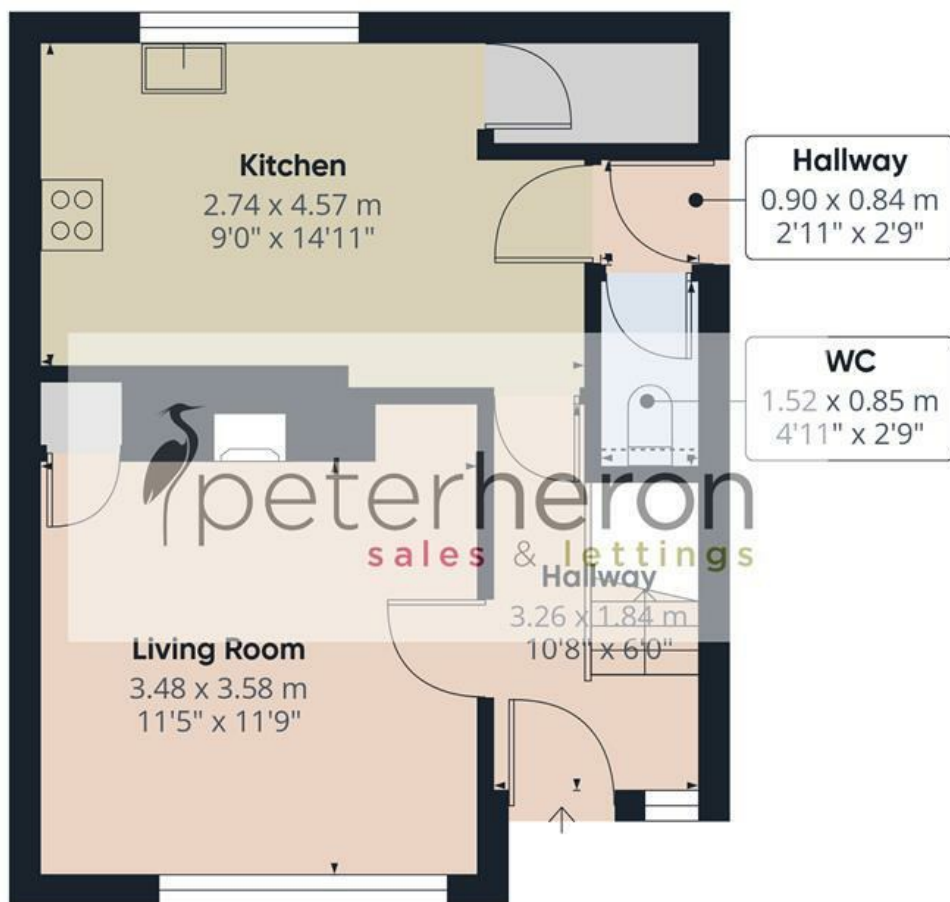
Ombudsman

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



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



Ground Floor



First Floor

Approximate total area⁽¹⁾

66.7 m²

716 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360

