















An attractive two bedroom house, featuring a well appointed interior and a generous rear garden, situated within this popular and convenient location. The accommodation on the ground floor includes an entrance porch, lobby with staircase top the first floor, lounge, a breakfasting kitchen and a downstairs wc. To the first floor there are two excellent bedrooms and a contemporary bathroom/wc. Externally there is a driveway to the front, gated access to a paved area to the side and a wonderful garden to the rear. This popular and convenient location is well placed for an excellent range of amenities, shops and schools, as well as offering access to Sunderland City Centre and major road links. With no upper chain involved, early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

## Entrance Porch

Double glazed windows and inner door to lobby.

## Lobby

Staircase to first floor.

## Lounge 14'3" x 12'10"



Double glazed window to front, radiator, fitted gas fire and door to kitchen.

## Breakfasting Kitchen 7'2" x 17'6"



Modern wall and base units with work surfaces over incorporating sink and drainer unit, space for cooker, fridge and washing machine, 2x double glazed windows to rear and double glazed window to side. Double glazed door to side of the property. Built in cupboard.

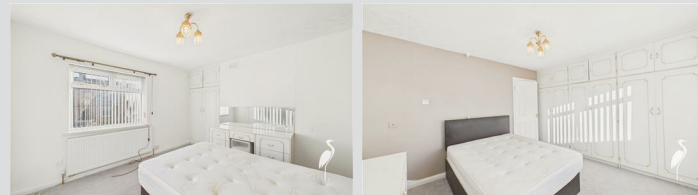
## Ground Floor WC



Fitted WC, radiator and double glazed window.

## First Floor Landing

## Bedroom 1 11'4" x 11'8"



Double glazed window to front, radiator and built in wardrobes.

## Bedroom 2 10'7" x 9'4"



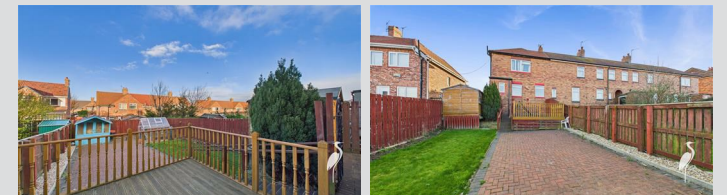
Double glazed window to rear and radiator.

## Shower Room



Modern suite with low level WC, washbasin set into vanity unit and step in shower cubicle with mains shower, chrome ladder style radiator, double glazed window.

## Outside



To the front of the property there is a driveway and paved

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

garden with gated access to paved area at the side, whilst to the rear there is a superb generous garden with lawn, block paved area, decked area, shed and greenhouse.

### 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

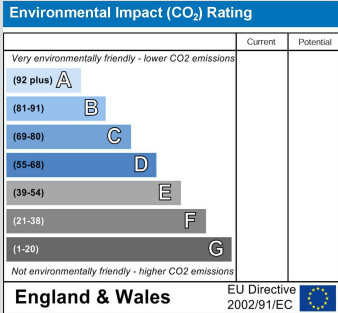
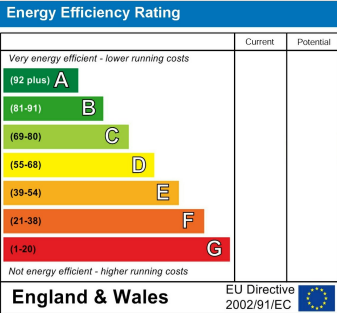
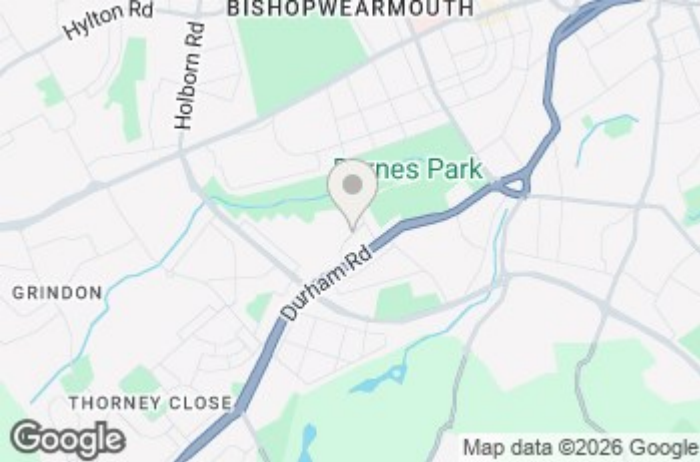
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

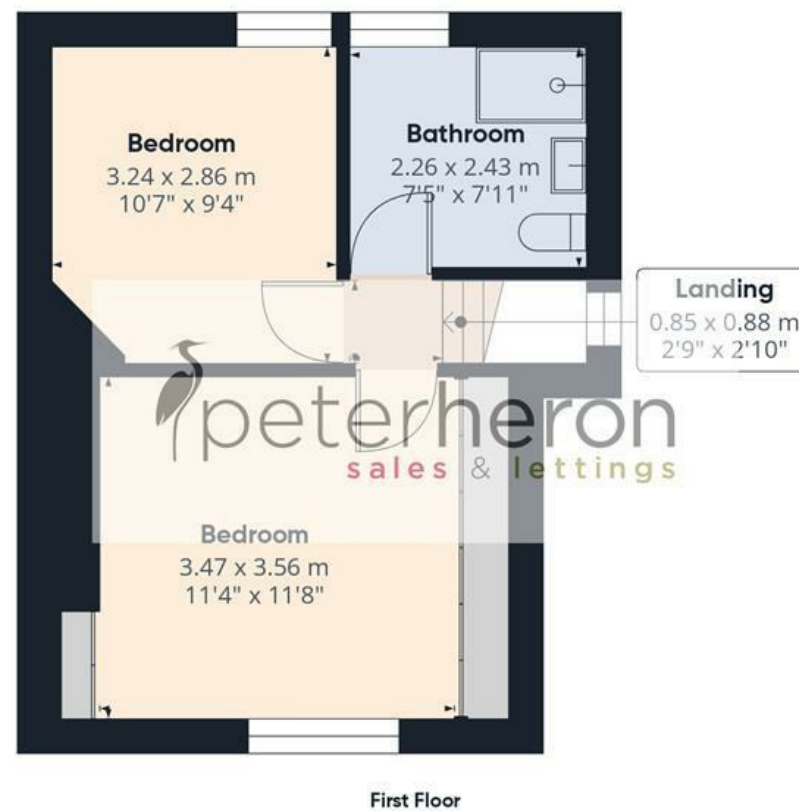
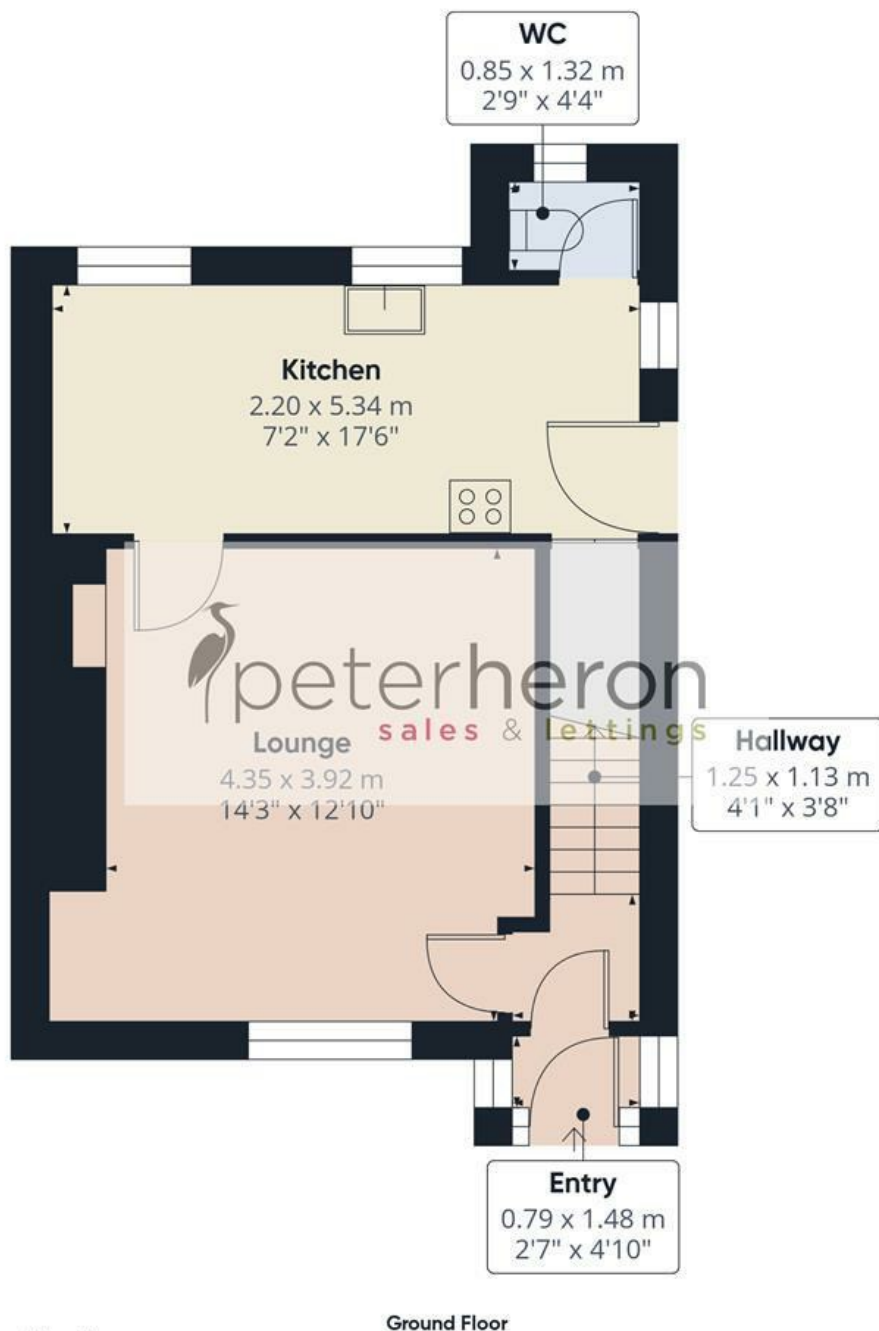
### Opening Times

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.





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

66.1 m<sup>2</sup>

711 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

