









This attractive two bedroom end terrace provides well presented contemporary interior on this pleasant cul-de-sac. Arranged over two floors and comprises entrance hall, lounge, modern kitchen, two bedrooms and shower room all benefiting from UPVC double glazing and gas central heating. Externally there are gardens to the front and rear, driveway and garage. The property is situated in the sought after suburb of Tunstall and is ideally located for all amenities, has excellent transport links to Sunderland city centre and local road networks. No upward chain, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door

Reception Lobby

Storage cupboard. Doors to lounge and kitchen.

Lounge 16'5" x 11'3"



Double glazed bay window front, feature fireplace and stairs to first floor.

Kitchen 8'8" x 11'2"



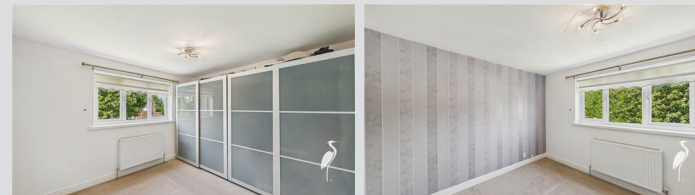
Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hob and hood. Space for a washing machine and fridge freezer. Double radiator and UPVC double glazed French patio doors to rear.

First Floor Landing



Access point to loft and double glazed window to side.

Bedroom 1 10'2" x 11'4"



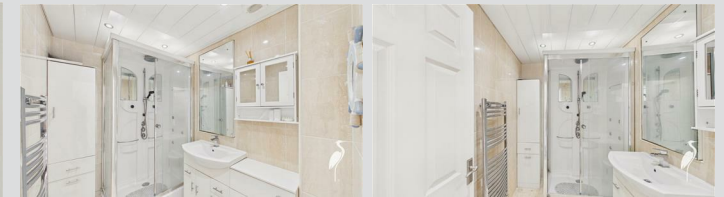
Double glazed window to front and double radiator.

Bedroom 2 8'8" x 11'1"



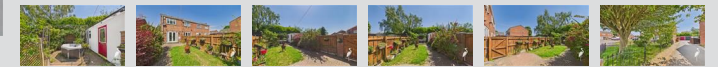
Double glazed window to rear and radiator.

Shower Room



Low level WC, washbasin and shower cubicle, chrome heated towel rail and storage cabinet.

Outside



Garden to the front with a long driveway to the side leading to garage, whilst to the rear attractive gardens with block paved and timber decked seating area, side gate to access the front of the property.

Garage 15'11" x 8'6"



Access via shutter door from front with a UPVC door and double glazed window to garden. Providing additional storage space.

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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

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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

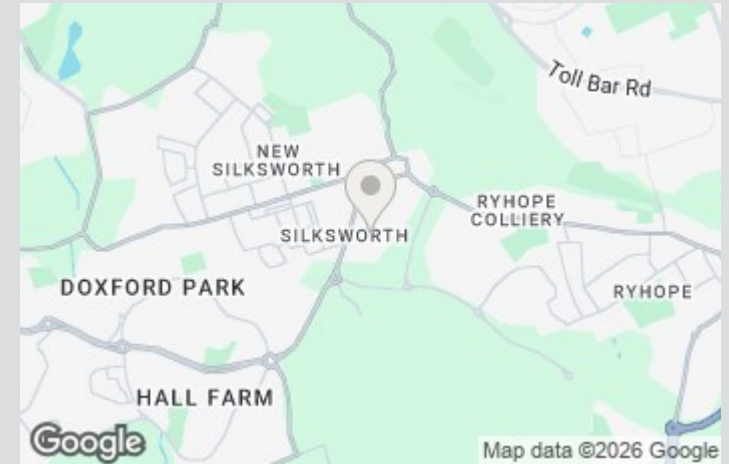
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.

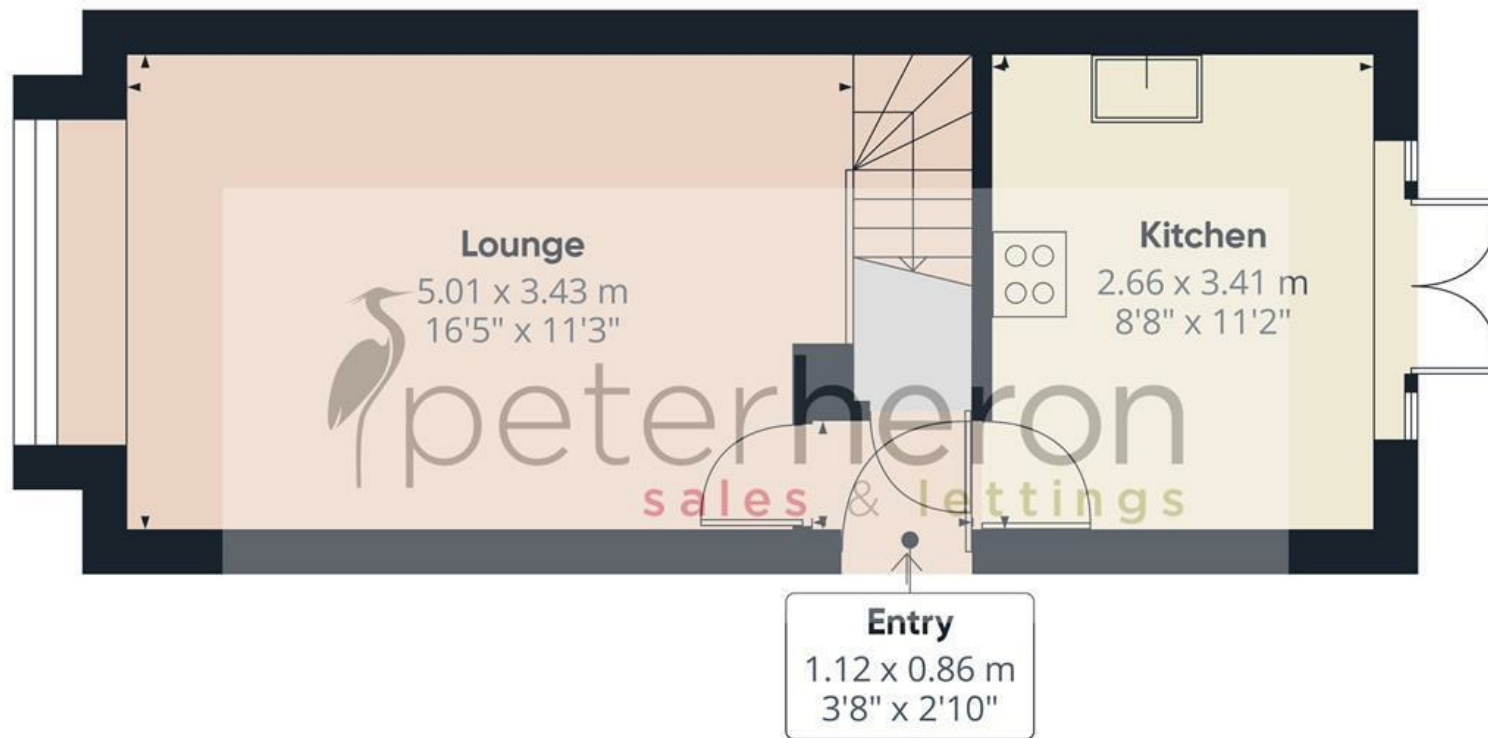


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

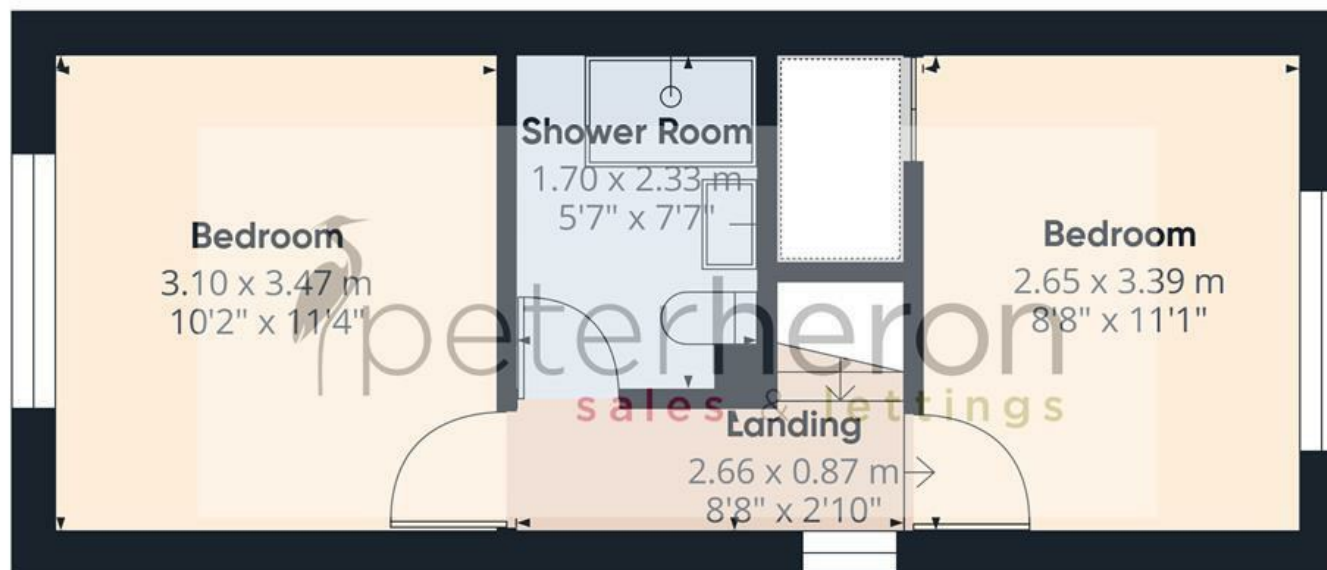
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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Ground Floor



First Floor

Approximate total area⁽¹⁾

56.6 m²

609 ft²

(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.

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