









A spacious two bedroom semi-detached house, featuring a driveway, garage, conservatory and generous rear garden, situated within this popular and convenient area. Internally the accommodation on the ground floor includes an entrance porch, lobby, lounge, dining room, kitchen and a conservatory whilst to the first floor there are two well-proportioned bedrooms and a bathroom/wc. The property is well placed for access to local amenities as well as offering excellent links to major road connections including the A19. With no upper chain involved, viewing essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Porch

Double glazed windows and inner double glazed door to lobby.

Lobby

Staircase to first floor.

Lounge 13'6" x 12'11" into alcove



Double glazed window to front, radiator and sliding doors leading through to dining room.

Dining Room 9'3" x 8'9"



Radiator, double glazed window overlooking into conservatory and door to kitchen.

Kitchen 8'8" x 7'4"



Fitted wall and base units with work surfaces over incorporating a sink and drainer unit, integrated appliances include an oven hob and fridge, space for washing machine, radiator, double glazed window to side, built in cupboard with double glazed window, double glazed door providing access to the conservatory.

Conservatory 8'9" x 13'6"



Double glazed windows overlooking the garden and a double glazed French door leading out to garden.

First Floor Landing

Double glazed window to side.

Bedroom 1 13'8" maximum x 9'7"



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

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 12'3" x 8'2"



Double glazed window to rear and radiator.

Bathroom



Low level WC with concealed cistern, washbasin set into vanity unit and panel bath with shower attachment, radiator and double glazed window.

Outside



Gardens to the front and rear, drive providing off street parking along with access to the single garage.

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 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 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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