









This well presented two bedroom home is situated within this ever popular area and early viewing is highly recommended to avoid disappointment. Internally the accommodation includes a hall, lounge, kitchen, two first floor bedrooms and a bathroom. Externally there is a delightful garden to the rear. Benefiting from gas central heating and double glazing. Ideally placed for local amenities, shops and schools as well as offering excellent transport links to Sunderland City Centre and major transport connections including the A19.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via composite entrance door.

Reception Hall

Stairs to first floor.

Lounge 12'11" x 10'4"



Double glazed window to front elevation, radiator and electric fireplace. Door to Kitchen.

Kitchen 5'11" x 16'9"



Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space provided for an oven, fridge freezer and washing machine. Radiator, 2x double glazed windows and UPVC door to rear.

First Floor

Landing with access point to loft.

Bedroom 1 10'0" x 13'7"



Double glazed window to front elevation, radiator and storage cupboard.

Bedroom 2 9'1" x 9'3"



Double glazed window to rear elevation and radiator.

Bathroom



Low level WC, washbasin and bath with shower over, chrome heated towel rail and double glazed window.

Outside



Garden to the rear with lawned area and patio seating areas, and side access gate to the front. Low maintenance front garden.

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

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

their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Fawcett Street Viewings

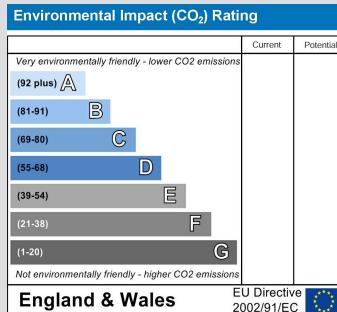
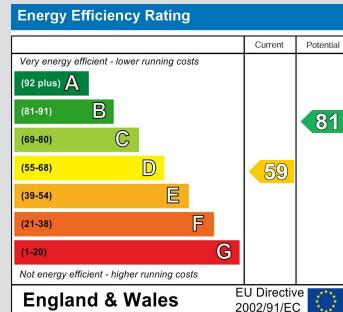
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

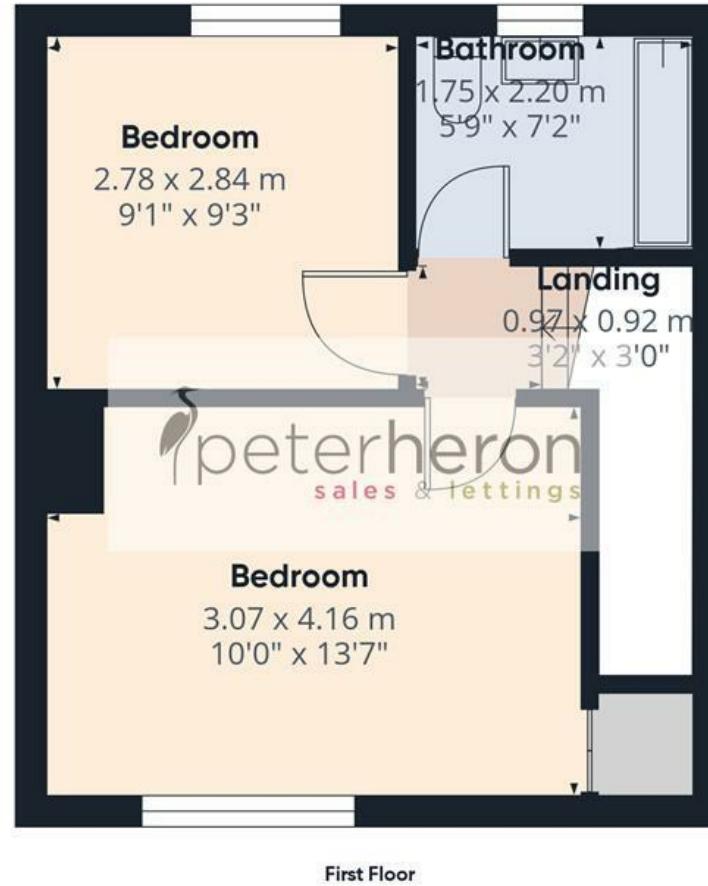
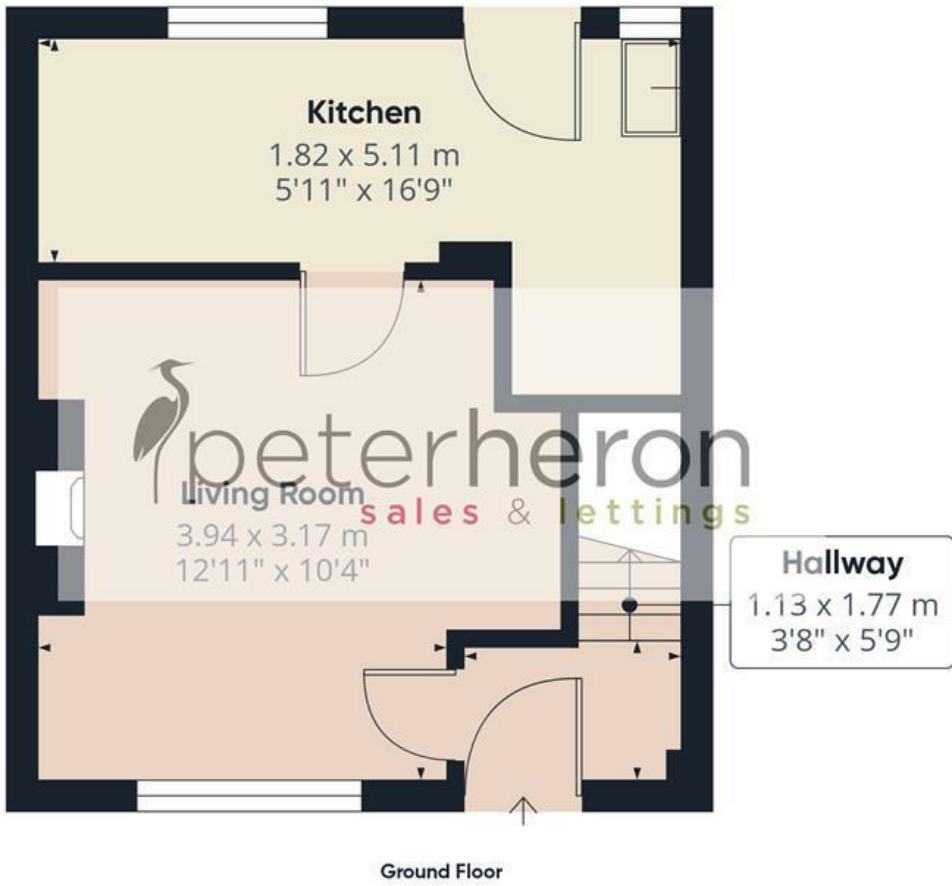
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Tried. Trusted. Recommended.

City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

Visit www.peterheron.co.uk or call 0191 510 3323



Approximate total area⁽¹⁾

54.2 m²

584 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.