









Early viewing is essential of this attractive two bedroom end link house with a garage, occupying a pleasant cul-de-sac position within this ever popular and convenient area. The accommodation includes an entrance porch, lounge and modern kitchen whilst to the first floor two bedrooms and a contemporary bathroom/wc. Benefits of the property include UPVC double glazing, gas central heating, garage located to the rear of the property and gardens to the front and rear. The property is ideally position for easy access to the shops and cafés on Sea Road, close to all amenities, schools and boasts excellent transport links to Sunderland City Centre and wider road networks.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed door to

Entrance Porch

Double glazed window and inner door leading through to

Lounge 19'3" max including staircase area x 11'11"



Double glazed picture window to front, radiator, staircase to first floor.

Kitchen 11'10" x 8'0"



Fitted with a range of wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include an electric oven and induction hob, space for fridge freezer and washing machine. Double glazed window to rear and double glazed door to rear.

First Floor Landing

Bedroom 1 11'10" x 10'7"



Double glazed picture window to front and radiator.

Bedroom 2 12'0" x 8'1"



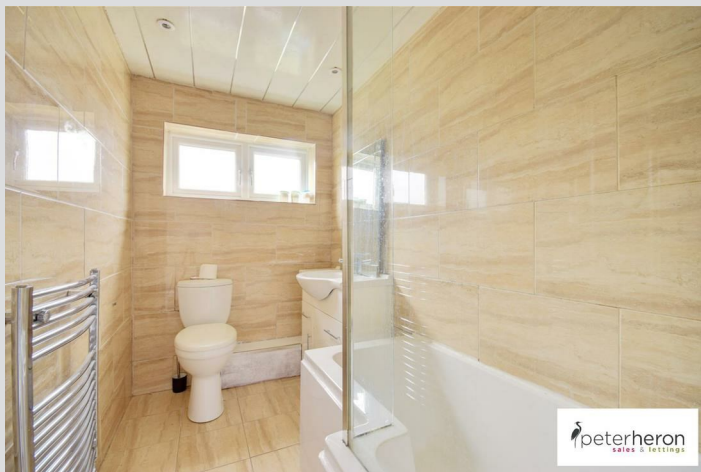
Double glazed window to rear and radiator, built in cupboard.

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

Bathroom



Contemporary suite comprising of a low level WC, washbasin vanity unit and P shaped bath with mains shower over and glass screen, tiled walls and floor, chrome ladder style radiator and double glazed window.

Outside



Lawned garden to the front, whilst to the rear there is a low maintenance garden with artificial grass and paved areas. GARAGE with electric roller shutter access door.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 19/11/1973 and the Ground Rent is £26.00pa.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band B.

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

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

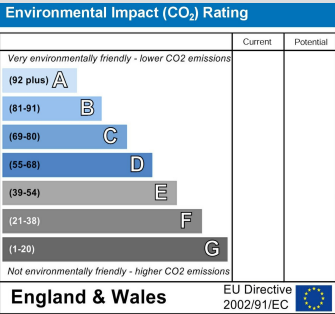
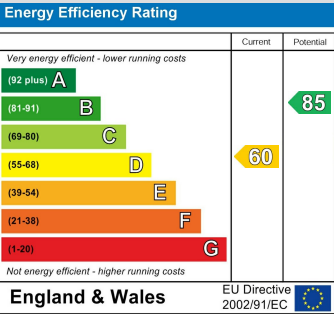
particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor.
The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

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