









A spacious and attractive two bedroom mid terrace house, ideally located within this popular and convenient area. Internally briefly comprising of an entrance lobby, a lounge, opening through to a dining room with French doors to the rear courtyard, a fitted kitchen and a modern shower room/wc whilst to the first floor there are two well-proportioned bedrooms. Externally there is a courtyard to the rear. Conveniently situated within this popular residential area, the property is ideally located for a range of amenities, shops and schools as well as offering good transport links to Sunderland City Centre and wider road networks. We highly recommend early viewing!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Entrance Lobby

Inner wooden glass panelled door.

## Lounge 15'11" x 10'0"



Double glazed window to front, radiator, electric fire and open archway to the dining room.

## Dining Room 14'3" x 12'2"



Double glazed UPVC French patio doors to rear, two storage cupboards, feature fireplace and radiator. Stairs to first floor.

## Kitchen 6'3" x 13'3"



Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer unit with mixer tap. Integrated oven with gas hob and extractor hood, space

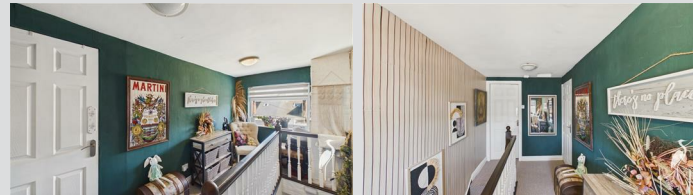
provided for a fridge freezer, washing machine and tumble dryer. Double glazed windows and UPVC door to rear. Door to the Shower room.

## Shower Room



Low level WC, wash hand basin, shower cubicle, heated towel rail and a double glazed window to the rear.

## First Floor Landing



Double glazed window to rear.

## Bedroom 1 15'10" x 8'9"



Double glazed window front and radiator.

## Bedroom 2 9'3" x 10'8"



Velux window and a radiator.

## Outside



Attractive courtyard to the rear with gate to the rear lane.

## 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

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# MAIN ROOMS AND DIMENSIONS

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.

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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.

## Sea Road Viewings

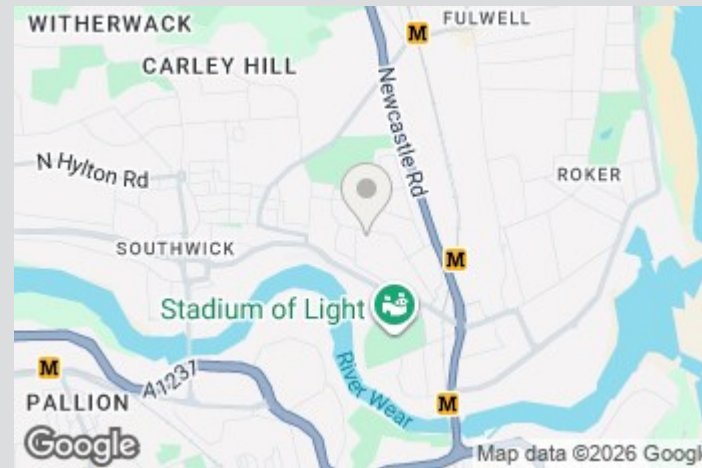
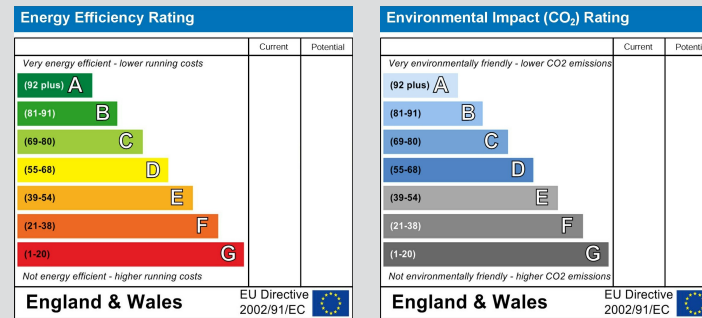
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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.



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

70.4 m<sup>2</sup>

759 ft<sup>2</sup>

**Reduced headroom**

4.3 m<sup>2</sup>

46 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.