


**Renfrew Road**, Redhouse, Sunderland £89,950




SHARP
Hotpoint
13:23








This larger style four person two double bedroom semi detached home with the added bonus of a large drive providing off street parking for two cars, offers an excellent opportunity to first time buyers!
Tastefully appointed throughout the property has lovely feel and offers generous accommodation which include a lounge, dining room, kitchen, utility, two first floor bedrooms and a bathroom. Benefiting from gas central heating and UPVC double glazing, the property has large gardens to the rear with raised lawns, a patio seating area and timber decking.
Ready to move into, this wonderful home occupies a sought after position in Lower Redhouse and is perfect for the Coast, City Centre and A19. walking distance from all local amenities, this home is sure to command a huge level of interest and internal inspection is guaranteed to impress all!

# MAIN ROOMS AND DIMENSIONS

**Ground Floor**
UPVC double glazed feature door to

**Living Room 9'4 x 18'8**
Living flame gas fire with feature surround, insert and hearth, UPVC double glazed oriel bay window to front with single radiator, second double radiator and spindle balustrade staircase.

**Dining Room 9'0 x 7'9**
Radiator with radiator cover, feature brick wall, tiled flooring, UPVC double glazed French doors providing access out into impressive rear gardens.

**Kitchen 9'10 x 11'3**
Good selection of base and eye level units with granite coloured working surfaces incorporating a single drainer stainless steel sink unit with pedestal mixer tap, gas hob, built under electric oven, space and plumbing for American style fridge freezer, tiled floor, UPVC double glazed window to rear, LED downlights, single radiator.

**Utility 9'7 x 12'10 maximum dimensions**
Space and plumbing for automatic washing machine, tumble dryer and additional fridge freezer, UPVC double glazed window and door to rear, and UPVC door to front. Built in cupboard with fitted shelving, tiled floor.

**First Floor Landing**
Access point to loft via slingsby style ladder, UPVC double glazed window to side.

**Bedroom 1 (front) 9'8 x 15'6**
UPVC double glazed windows to front, radiator, built in cupboard, built in wardrobes.

**Bedroom 2 (rear) 9'1 x 10'6**
UPVC double glazed window, radiator, built in cupboard.

**Bathroom**
Low level WC, washbasin and bath with overhead shower and glass screen -white suite with wall tiles, floor tiles, UPVC double glazed window, LED downlights, heated towel rail, UPVC double glazed window to side.

**Outside**
large block paved drive to front providing off street parking for two cars access via double bi-folding wrought iron gates. Enclosed gardens to the rear with large timber decked seating area and raised lawn.

**Council Tax Band**
We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

**Tenure Freehold**
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

**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:-

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**Important Notice Part 2**
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**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.

# MAIN ROOMS AND DIMENSIONS




