









A much improved and beautifully presented two bedroom mid terrace house, situated within this popular and convenient location. The property briefly comprises to the ground floor of an entrance hall with staircase to the first floor, attractive lounge and an Impressive breakfasting kitchen, fitted with an excellent range of modern units and a breakfast bar. On the first floor there are two well-proportioned bedrooms and a contemporary shower room/wc. Externally there is a lawned garden to the front and a delightful low maintenance garden to the rear with a decked area and paving. 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. Viewing is essential to appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall

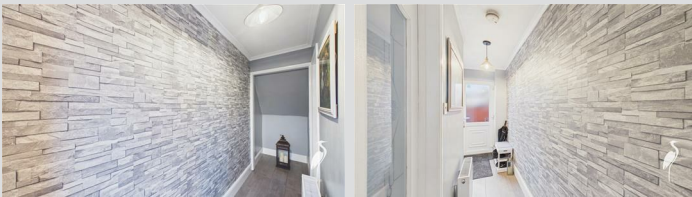
Stairs to first floor and door to lounge.

Lounge 14'9" x 11'5"



2x double glazed windows to front and double radiator. Door to rear hall.

Rear Hall



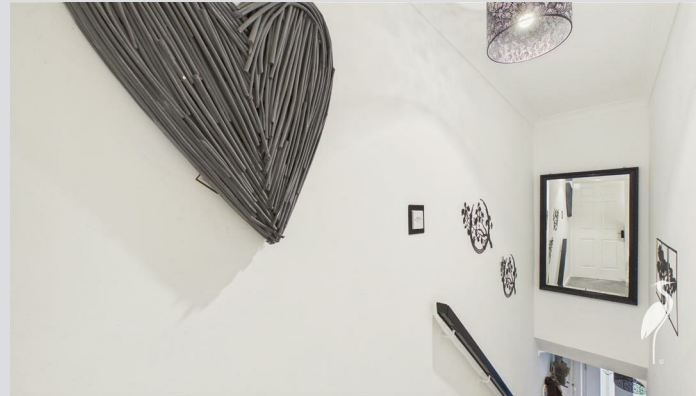
Double radiator and UPVC door to rear.

Breakfasting Kitchen 8'5" x 10'5"



Range of wall and base units with countertops over incorporating a single bowl ceramic sink and drainer with mixer tap. Integrated oven, gas hob and hood, fridge freezer and washer/dryer. Double radiator and double glazed window to rear.

First Floor Landing



Access point to loft and storage cupboard.

Bedroom 1 11'11" x 9'8"



2x double glazed windows to front, built in mirrored sliding door wardrobes, storage cupboard and radiator.

Bedroom 2 11'5" x 7'8"



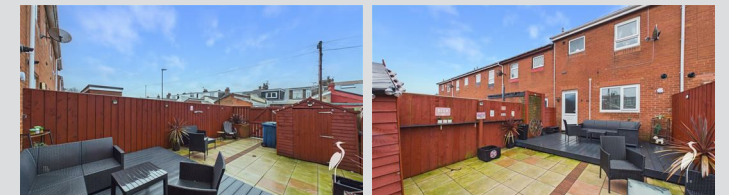
Double glazed window to rear and radiator.

Shower Room



Low level WC and washbasin vanity unit, walk in dual head waterfall shower, chrome heated towel rail and double glazed window.

Outside



Lawned garden to the front and a delightful low maintenance garden to the rear with a decked area and paving.

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MAIN ROOMS AND DIMENSIONS

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.

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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

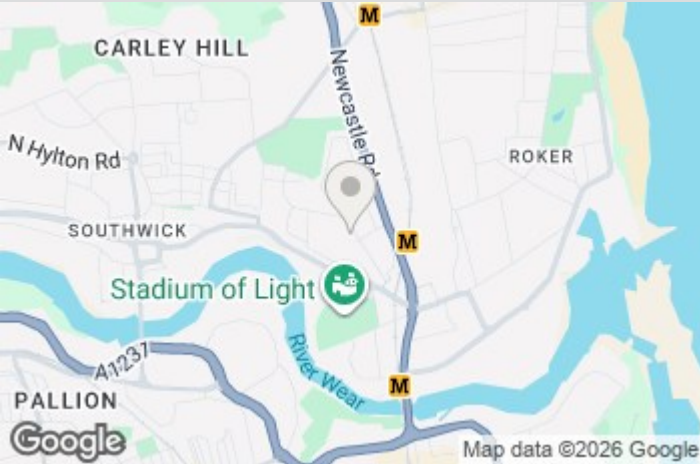
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



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		
England & Wales		EU Directive 2002/91/EC

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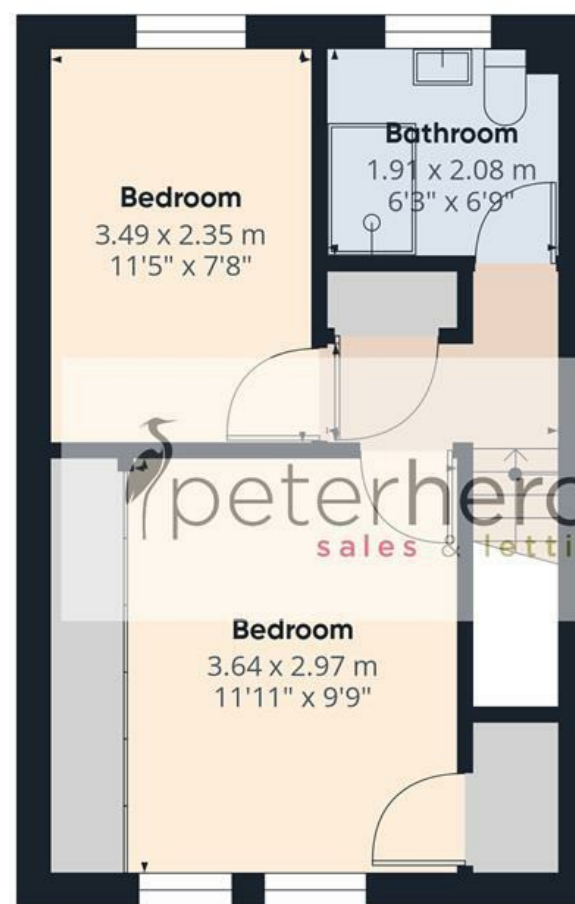
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Ground Floor

Hallway
3.57 x 0.91 m
11'8" x 2'11"

Hallway
0.96 x 1.49 m
3'2" x 4'10"



First Floor

Landing
0.88 x 2.08 m
2'10" x 6'9"

Approximate total area⁽¹⁾

60 m²
645 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.

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