

This attractive two bedroom end terrace home offers well presented internal accommodation and occupies a generous corner plot perfect for first time buyers and families. Internally the property comprises entrance lobby, hall, lounge, modern kitchen/diner with integrated appliances, two first floor bedrooms and bathroom whilst externally there are gardens to the front and side with driveway and to the rear an enclosed garden with decked seating area. Set close to the popular Hylton Lane end of the estate the property sits fashionably along the A19 corridor serving Sunderland City Centre, Nissan, Amazon, Doxford International Business park, Newcastle Upon Tyne and Durham City. Internal inspection unreservedly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Entrance Lobby

## Lounge 10'8" x 11'10"



Double glazed box bay window to front, radiator, storage cupboard and staircase to first floor with storage under. Door to kitchen/diner.

## Kitchen/Diner 16'1" x 6'5"



Range of wall and base units with countertops over incorporating single bowl stainless steel sink and drainer with mixer tap, integrated oven, gas hob and cooker hood. Space for washing machine and fridge freezer. Double glazed window and UPVC sliding door to rear. Radiator and pantry cupboard.

## First Floor Landing

Access hatch to loft.

## Bedroom 1 10'9" x 8'6"



Double glazed window to front, radiator and built in mirror fronted wardrobes.

## Bedroom 2 6'11" x 6'4"



Double glazed window to rear and radiator.

## Bathroom



Low level WC, washbasin and bath with shower over, radiator, double glazed window and storage cupboard.

## Outside



Occupying a generous corner plot with gardens to the front and driveway, lawned gardens to the side of the property and enclosed rear garden with decked seating area.

## 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

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# MAIN ROOMS AND DIMENSIONS

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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

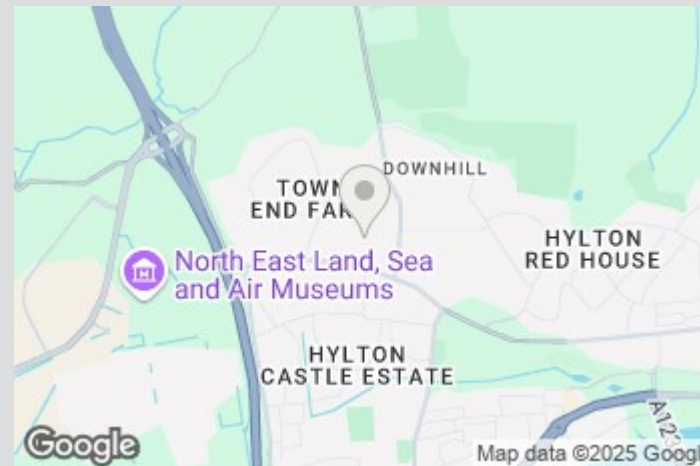
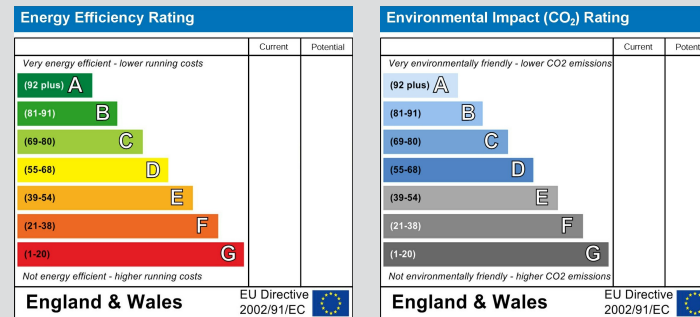
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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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