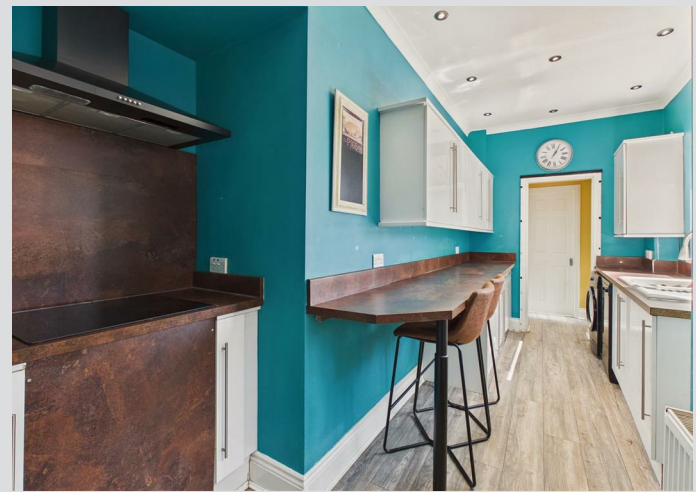










A superb two bedroom ground floor flat with its own private rear courtyard and available with immediate vacant possession and no upper chain involved. Internally the well presented accommodation is accessed via its own private entrance, there is a hall, lounge, a modern kitchen, bathroom/wc and two bedrooms. Benefits of the property include double glazed windows, gas central heating to radiators and a generous private courtyard to the rear with the added benefit of a shed. This location is ideal for access to local shops and schools, as well as the sea front, Roker Park and excellent transport connections. Early viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC double glazed entrance door to

Entrance Hall



Door to the lounge and two bedrooms. Built in storage cupboard.

Lounge 13'0" x 14'4"



Double glazed window to the rear, feature electric fire, radiator and a door to the kitchen.

Kitchen 6'8" x 15'2"



Fitted with modern wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap. Space provided for a cooker, fridge freezer and a washing machine. Wall mounted Baxi boiler concealed by matching kitchen cupboard, UPVC double glazed window to the side and an opening through to the rear lobby.

Rear Lobby

Storage cupboards, and doors to the bathroom and courtyard.

Bathroom



Contemporary bathroom with low level WC, wash hand basin with mixed tap, bath with electric shower over, UPVC lined walls and ceiling, radiator and a double glazed frosted window to the side.

Bedroom 1 12'7" x 13'3"



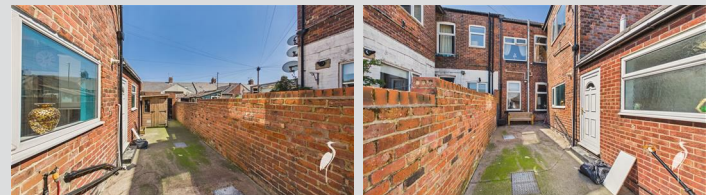
Double glazed window to the front and a radiator.

Bedroom 2 6'11" x 10'6"



Double glazed window to the rear and a double radiator.

Outside



Generous courtyard to the rear with the benefit of a excellent shed.

Council Tax Band

The Council Tax Band is Band A.

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 25/3/2016. There is no ground rent or service charges.

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

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MAIN ROOMS AND DIMENSIONS

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.

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 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.

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

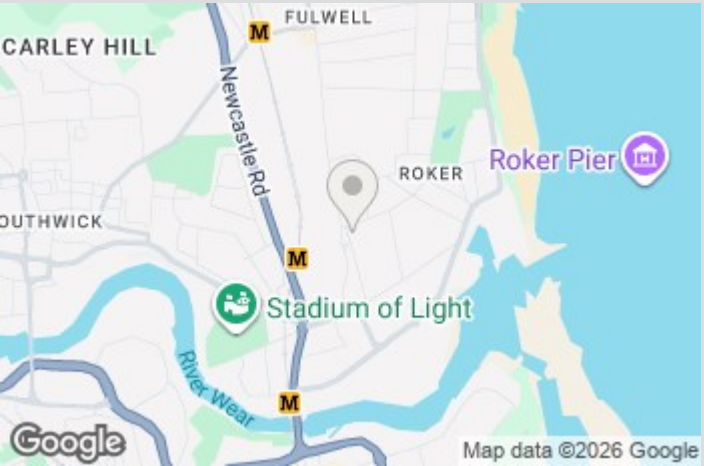
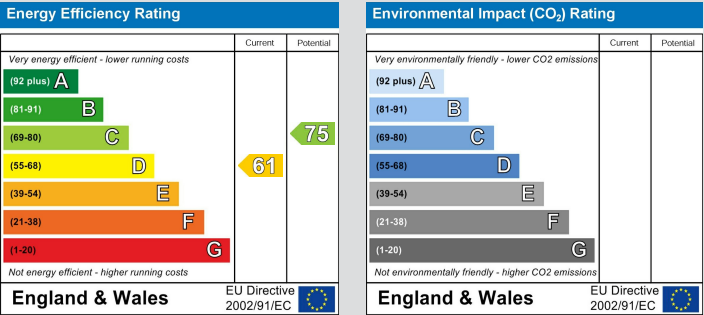
contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

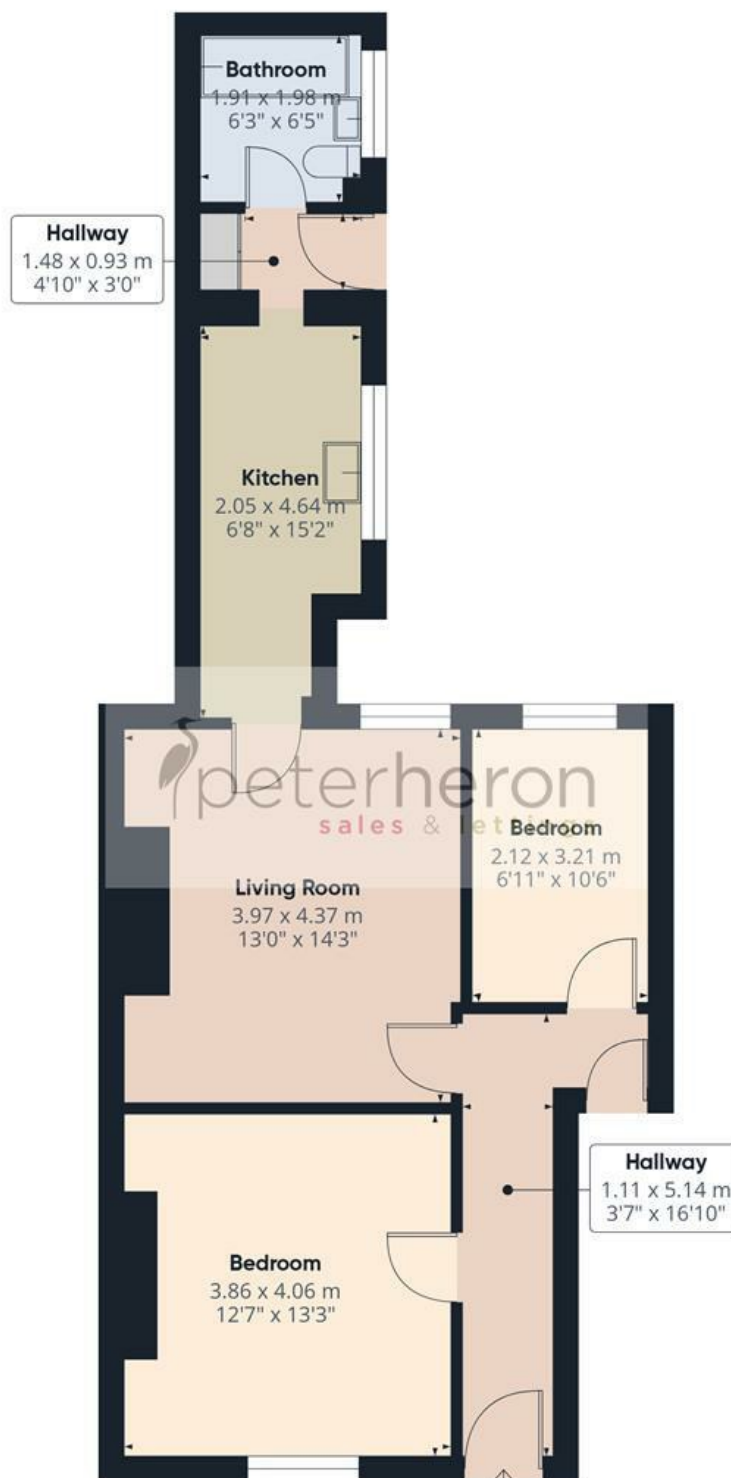
Ombudsman

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⁽¹⁾

59.2 m²

636 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.

GIRAFFE360

