















We are delighted to welcome to the market this attractive two bedroom semi-detached property located within the ever popular Wear View Estate. The property is situated within close proximity to Sunderland City Centre, A19, transport links, coastal routes and Nissan. The internal accommodation offers an entrance porch, lounge and kitchen to the ground floor, with two generously sized bedrooms and a modern family bathroom to the first floor. The property also benefits from gas central heating, UPVC double-glazed windows, attractive lawned garden to the front elevation as well as a rear garden with detached garage. Early internal inspection is highly recommended to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Entrance Porch

UPVC double glazed window and wood effect laminate flooring.

### Living Room 19'8" x 11'10"



UPVC double glazed window to front, double radiator and electric fireplace wood feature surround and marble hearth. Staircase to first floor.

### Kitchen 11'10" x 8'10"



Wall and base units with working surfaces over incorporating sink and drainer unit, integrated oven and hob with extractor, space for washing machine, wall mounted Echo Compact combi boiler, double glazed window to rear and door to rear.

### First Floor Landing

Storage cupboard and access to loft.

## Bedroom 1 12'0" x 10'8"



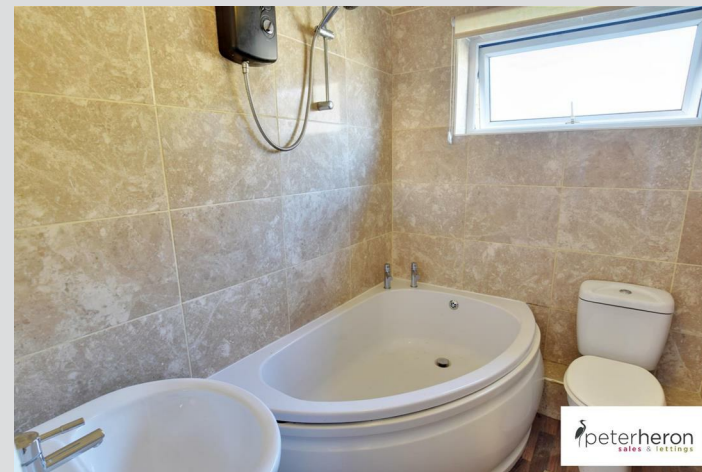
Double glazed window to front and double radiator.

## Bedroom 2 11'11" x 8'2"



Double glazed window to rear, storage cupboard and double radiator.

## Bathroom



Low level WC, washbasin and corner bath with overhead shower, heated towel rail, double glazed window, tiled walls.

## Outside



Garden to the front and garden to the rear with artificial lawns and outhouse. Detached GARAGE.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Council Tax Band

The Council Tax Band is Band A.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

**Tried. Trusted. Recommended.** City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



# MAIN ROOMS AND DIMENSIONS

## 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

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

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## Sea Road Viewings

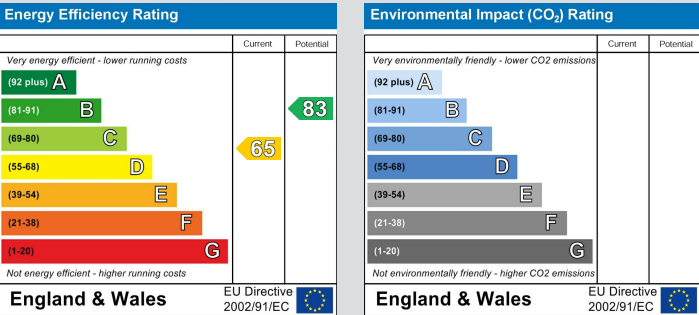
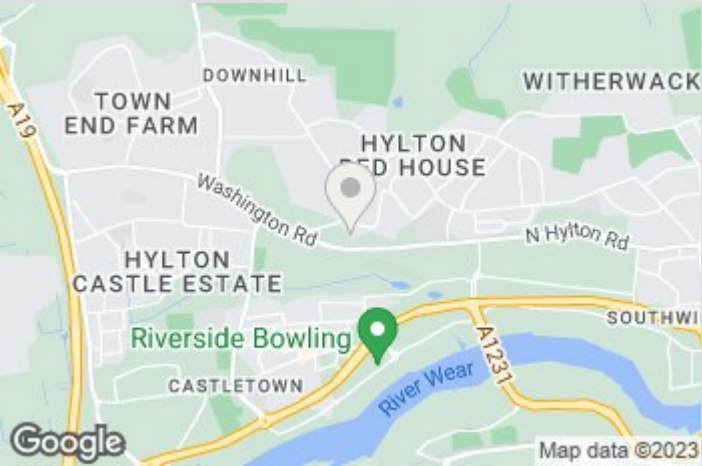
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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