









This popular style two bedroom mid link villa offers an excellent opportunity to those families who require a good location close to the A19, Nissan, Amazon and Doxford International Business Park. The property comprises reception hall, lounge, modern kitchen/diner, two double first floor bedrooms and a bathroom. Externally there is a drive to the front and gardens to the rear. Situated on the periphery of this popular estate within easy reach of the city centre and wider regions of the North East, this superb home is available with no upward chain and viewing is a must!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Reception Hall



Radiator and stairs to first floor with storage under.

Lounge 10'4" x 10'9"



Double glazed box bay window to front elevation and radiator.

Kitchen/Diner 14'6" x 9'8"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer

unit with mixer tap. Integrated oven with electric hob and cooker hood. Space provided for a fridge freezer and washing machine. Radiator, double glazed window and UPVC double glazed doors to rear.

First Floor Landing



Double glazed window, access point to loft and storage cupboard.

Bedroom 1 10'5" x 10'10"



Double glazed window to front elevation, radiator and built in storage.

Bedroom 2 7'2" x 9'7"



Double glazed window to rear elevation and radiator.

Bathroom



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

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

MAIN ROOMS AND DIMENSIONS

Outside



Driveway to the front and garden to the rear.

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

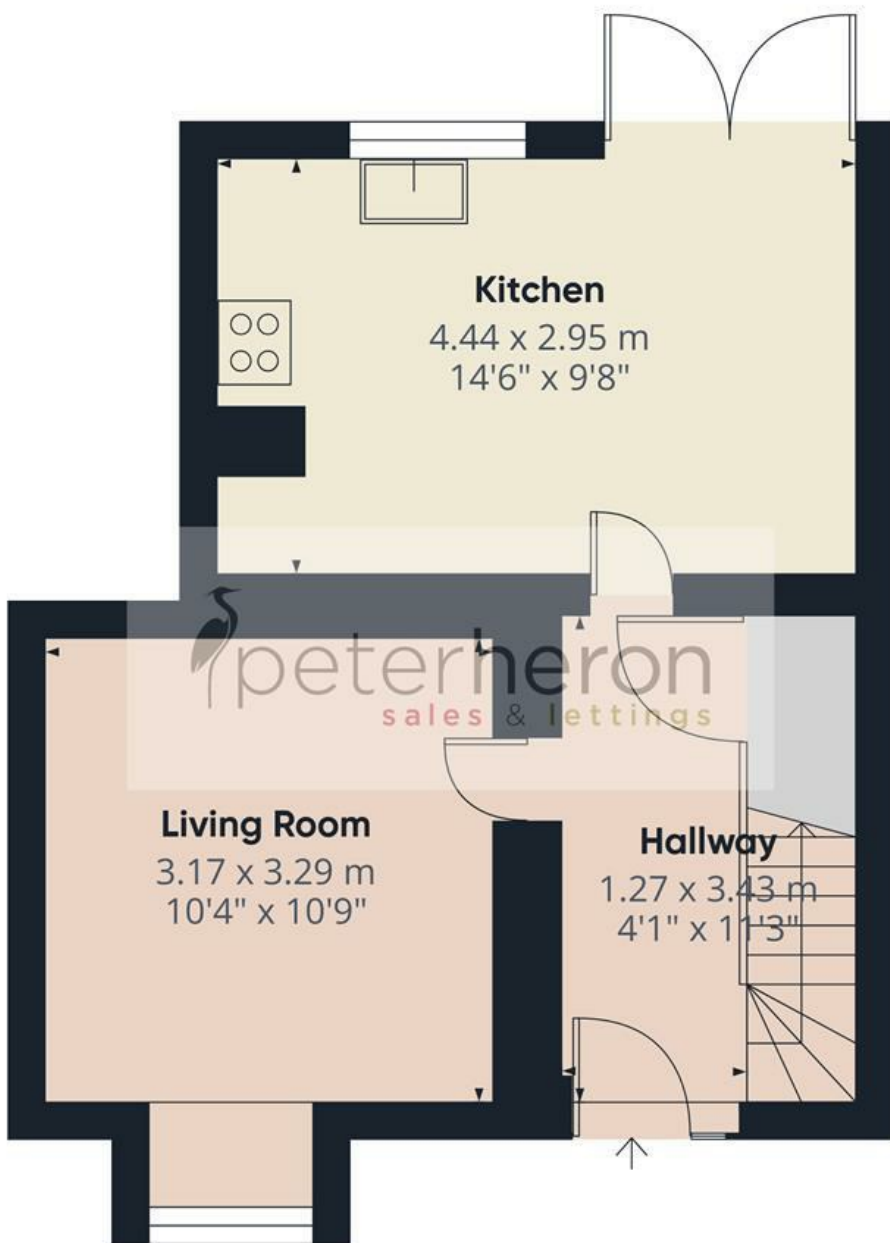
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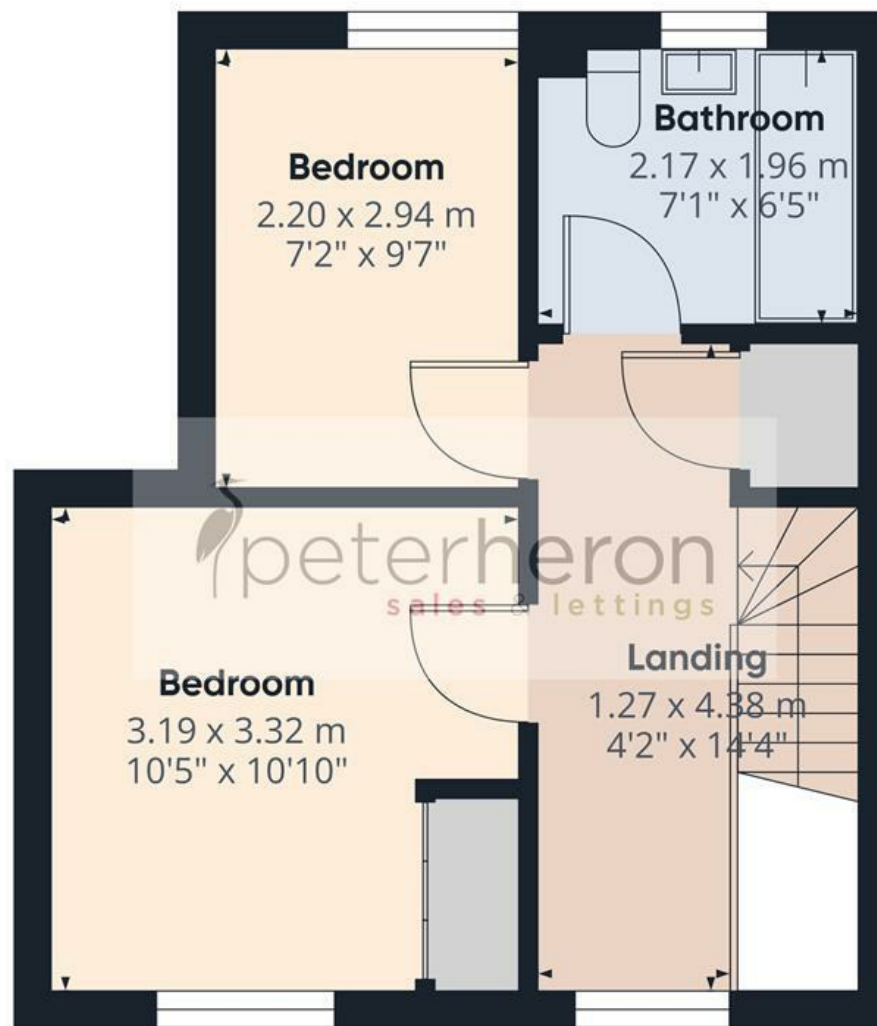
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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Ground Floor



First Floor

Approximate total area⁽¹⁾

59.7 m²

643 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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