





A superb two bedroom end terrace house, providing an impressive standard of accommodation within this ever popular location. Internally the interior is very well presented throughout and to the ground floor includes an entrance lobby, lounge and a modern fitted kitchen whilst to the first floor there are two bedrooms and a contemporary bathroom/wc. Externally there is a low maintenance garden to the front and a delightful, lawned garden to the rear. The property is ideally situated for local amenities, shops and schools as well as offering excellent links to Sunderland City Centre, Nissan, Doxford International Business Park and major road links including the A19. Viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Lobby



Radiator, Stairs to first floor and door to lounge.

Lounge 10'1" x 13'1"



Double glazed bay window to front, electric fire and radiator. Door to kitchen.

Kitchen 14'6" x 8'10"



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

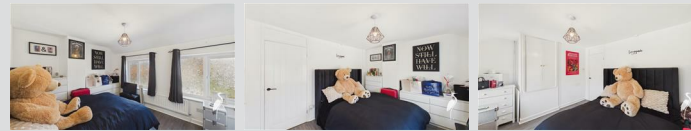
with mixer tap. Integrated oven with electric hob and hood. Space for fridge freezer and washing machine. Radiator and storage cupboard. Double glazed window and as UPVC door to rear.

First Floor Landing



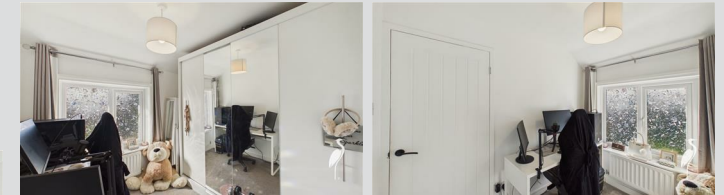
Access point to loft.

Bedroom 1 14'4" x 10'4"



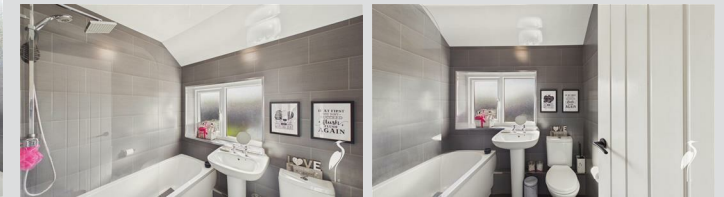
2x double glazed windows to front, radiator and built in storage cupboard.

Bedroom 2 7'8" x 8'6"



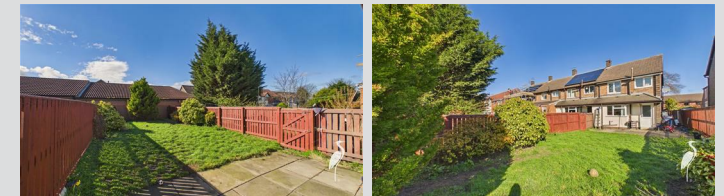
Double glazed window to rear and radiator.

Bathroom



Low level WC, washbasin and bath with dual head waterfall shower over, radiator and double glazed window to rear.

Outside



Paved garden to the front whilst to the rear a garden mainly laid to lawn side access gate.

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.

Visit 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

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Sea Road Viewings

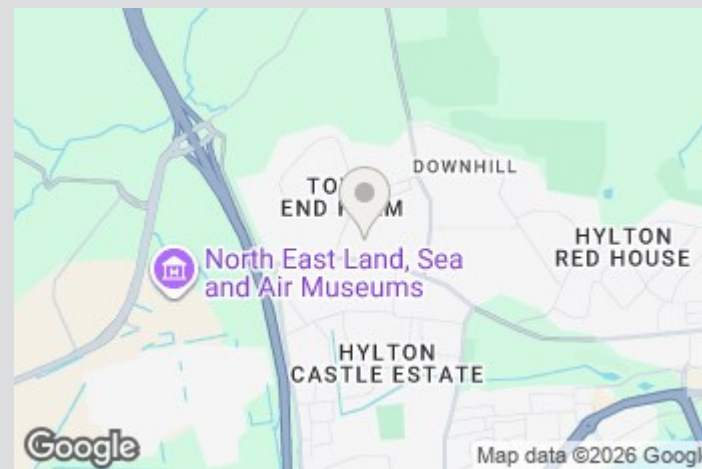
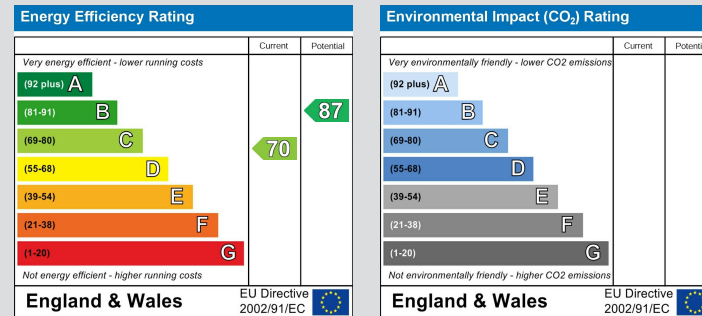
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

Opening Times

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

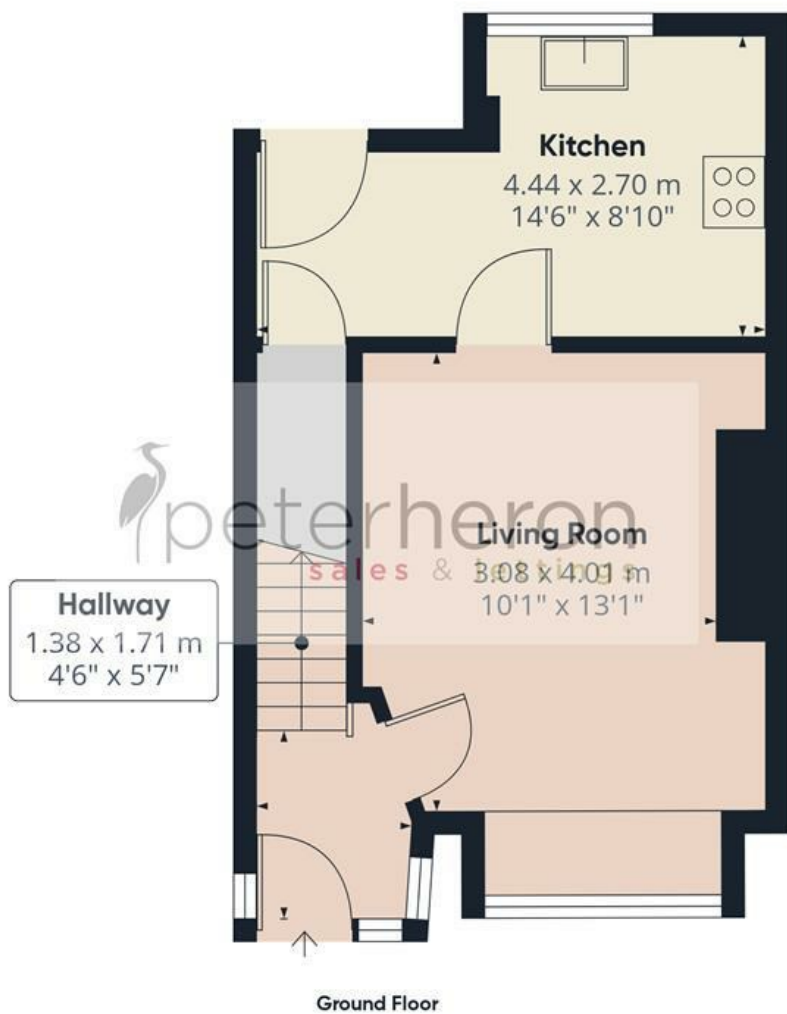
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Approximate total area⁽¹⁾

51.4 m²
555 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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