









This two bedroomed mid terrace property is available with no upward chain, the accommodation is arranged over two floors and comprises an entrance hall, lounge, dining area, kitchen, two bedrooms, shower room and separate WC. All having the benefit of gas central heating and partial double glazing. Externally there are gardens to the front and rear. The property is conveniently situated in the popular residential area of Witherwack is ideally located for a range of amenities, close to schools and boasts excellent transport links to Sunderland City Centre and wider road networks.

# MAIN ROOMS AND DIMENSIONS

## Entrance Hall

Half-timber and half glazed door, stairs to the first floor, radiator and built-in storage cupboard.

## Lounge 13'7" x 11'1"



Sealed unit double glazed window to the rear and a radiator.

## Dining Area 9'11" x 8'3"



Sealed unit double glazed window to the rear, radiator, half-timber and half glazed door leading to the rear porch.

## Rear Porch

Timber door leading to outside.

## Kitchen 8'9" x 6'11"



Fitted with wall and base units, worktops, inset sink, extractor fan, free standing gas cooker, washing machine, sealed unit double glazed window to the front.

## First Floor Landing

Timber window. Doors lead to the bedrooms, shower room and separate WC.

## Bedroom 1 12'3" x 10'9"



Two Timber windows to the rear and a radiator.

## Bedroom 2



Timber window to the rear and a radiator.

## Shower Room 5'11" x 5'1"



Shower, wash hand basin, wall tiling, tiled floor, ladder radiator and a timber window to the front.

## Separate WC 4'5" x 2'1"



With a timber window to the front.

## Outside

There are gardens to the front and 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.

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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

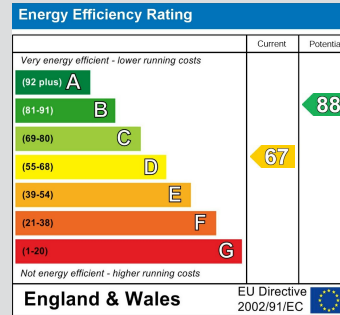
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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