









This larger style four person two double bedroom semi detached home with the added bonus of a large drive providing off street parking for two cars, offers an excellent opportunity to first time buyers!

Tastefully appointed throughout the property has lovely feel and offers generous accommodation which include a lounge, dining room, kitchen, utility, two first floor bedrooms and a bathroom. Benefiting from gas central heating and UPVC double glazing, the property has large gardens to the rear with raised lawns, a patio seating area and timber decking.

Ready to move into, this wonderful home occupies a sought after position in Lower Redhouse and is perfect for the Coast, City Centre and A19. walking distance from all local amenities, this home is sure to command a huge level of interest and internal inspection is guaranteed to impress all!

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Living Room 9'4 x 18'8

Living flame gas fire with feature surround, insert and hearth, UPVC double glazed oriel bay window to front with single radiator, second double radiator and spindle balustrade staircase.

Dining Room 9'0 x 7'9

Radiator with radiator cover, feature brick wall, tiled flooring, UPVC double glazed French doors providing access out into impressive rear gardens.

Kitchen 9'10 x 11'3

Good selection of base and eye level units with granite coloured working surfaces incorporating a single drainer stainless steel sink unit with pedestal mixer tap, gas hob, built under electric oven, space and plumbing for American style fridge freezer, tiled floor, UPVC double glazed window to rear, LED downlights, single radiator.

Utility 9'7 x 12'10 maximum dimensions

Space and plumbing for automatic washing machine, tumble dryer and additional fridge freezer, UPVC double glazed window and door to rear, and UPVC door to front. Built in cupboard with fitted shelving, tiled floor.

First Floor Landing

Access point to loft via slingsby style ladder, UPVC double glazed window to side.

Bedroom 1 (front) 9'8 x 15'6

UPVC double glazed windows to front, radiator, built in cupboard, built in wardrobes.

Bedroom 2 (rear) 9'1 x 10'6

UPVC double glazed window, radiator, built in cupboard.

Bathroom

Low level WC, washbasin and bath with overhead shower

and glass screen -white suite with wall tiles, floor tiles, UPVC double glazed window, LED downlights, heated towel rail, UPVC double glazed window to side.

Outside

large block paved drive to front providing off street parking for two cars access via double bi-folding wrought iron gates. Enclosed gardens to the rear with large timber decked seating area and raised lawn.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Tenure Freehold

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

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:-

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.

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 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.

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.

Visit www.peterheron.co.uk or call 0191 510 3323

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MAIN ROOMS AND DIMENSIONS

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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC

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