















An attractive two bedroom semi detached home with a driveway and delightful rear garden within this ever popular area. The accommodation briefly comprises of an entrance lobby, lounge and a kitchen whilst to the first floor there are two bedrooms and a bathroom/wc. This convenient location provides easy to a range of local amenities, shops and schools as well as offering excellent links to Sunderland City Centre and major road links, including the A19. Early viewing essential.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Accessed via an entrance door into the lobby.

### Entrance Lobby

With a staircase to first floor landing and a radiator.

### Living Room 13'3" x 11'4"



Double glazed window to the front, coved cornice to the ceiling and a radiator.

### Kitchen 14'7" x 8'3"

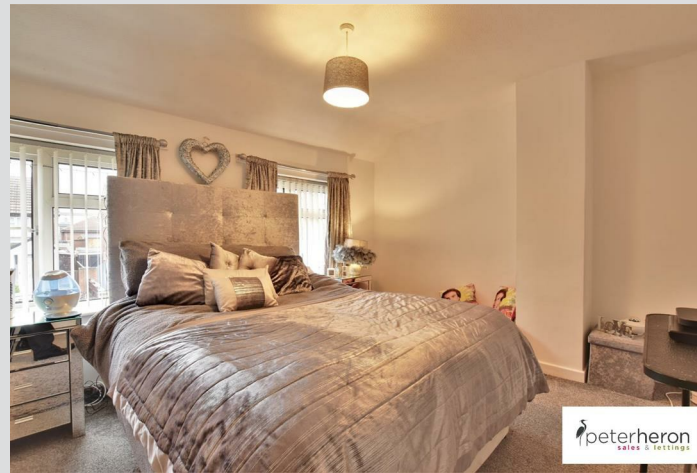


Fit with base and eye level units with working surfaces over incorporating a sink and drainer unit, extractor hood and under stairs storage cupboard. Space has been provided for the inclusion of a freestanding cooker, washing machine and an under counter fridge and freezer. There's a radiator, double glazed window to the side and a door leading to the rear garden.

### First Floor Landing

Double glazed window and access to the loft via a ceiling hatch.

### Bedroom 1 14'8" x 10'6"



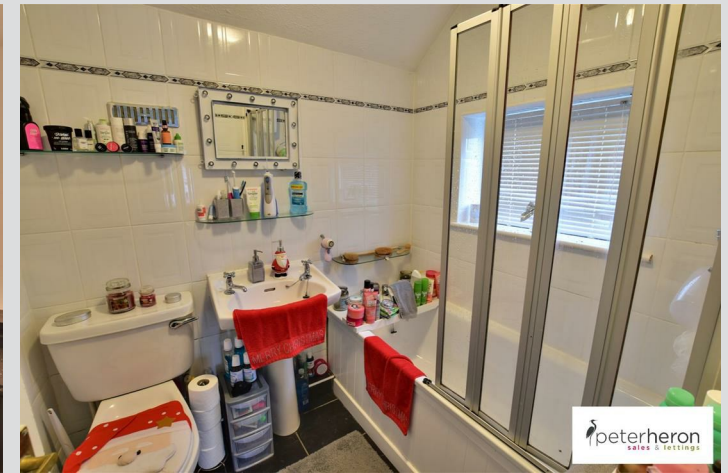
2 double glazed windows to the front, storage cupboard and a radiator.

### Bedroom 2 8'8" x 7'11"



Double glazed window to the rear and a radiator.

### Bathroom



Fit with a low level WC, pedestal washbasin, panelled bath with shower head over, double glazed window, tiled walls and flooring and a heated towel rail.

### Outside



To the front there is a lawned garden and a driveway whilst to the rear there is a south east facing garden with a decked seating area, storage shed and gated access to the front of the property.

### Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are

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# MAIN ROOMS AND DIMENSIONS

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.

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## Important Notice Part 2

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## Sea Road Viewings

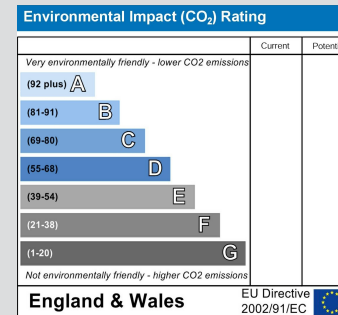
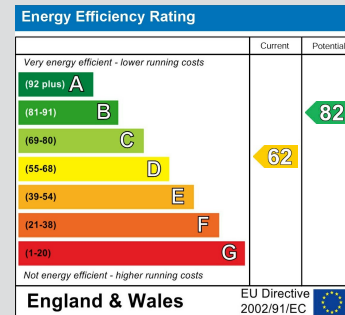
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

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