















This beautifully presented two bedroom end link occupies an enviable position in this quiet cul-de-sac and boasts a larger than average plot. The well proportioned accommodation is arranged over two floors and comprises entrance hall, living room, kitchen/diner, garden room, two first floor bedrooms and a bathroom all benefiting from UPVC double glazing and gas central heating. Externally there is a garden to the front with driveway providing off street parking for two cars and a delightful south facing rear garden. The property is situated on this popular modern development in Hylton Castle and is ideally located for all amenities, close to schools and boasts excellent transport links to Sunderland city centre and wider road networks. Internal inspection is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Entrance Hall

Radiator and staircase to first floor.

### Living Room 13'6" x 9'9"



UPVC double glazed window and radiator.

### Kitchen/Diner 12'11" x 9'1"



Base and eye level units with work surfaces over incorporating sink and drainer unit, integrated oven and hob with extractor, tiled splashback, UPVC double glazed window to rear, understairs storage cupboard, radiator and double door to garden room.

### Garden Room 10'5" x 9'8"



UPVC double glazed window, radiator and French doors leading to rear garden.

### First Floor Landing

UPVC double glazed window and access to loft.

### Bedroom 1 10'11" x 12'6" into fitted wardrobes



UPVC double glazed window to front, radiator, storage cupboard housing Baxi combi boiler and sliding mirror fronted fitted wardrobes.

### Bedroom 2 11'4" x 6'6"



UPVC double glazed window and radiator.

### Bathroom



Low level WC, washbasin and bath with overhead shower and glass screen, tiled walls and flooring, UPVC double glazed window and extractor fan.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Garden to the front with driveway to side providing off street parking for two cars, side gate leading into delightful south facing garden with timber decked seating area.

## 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 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

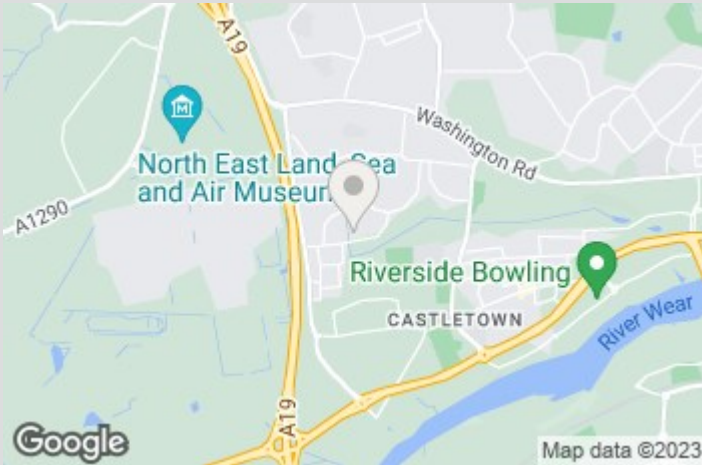
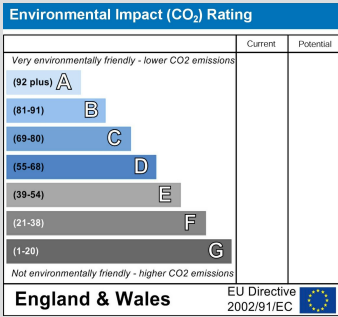
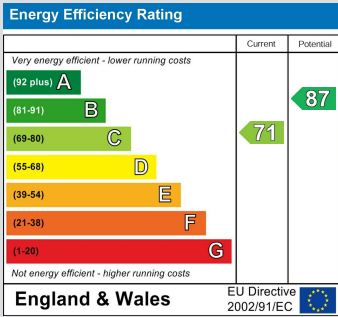
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

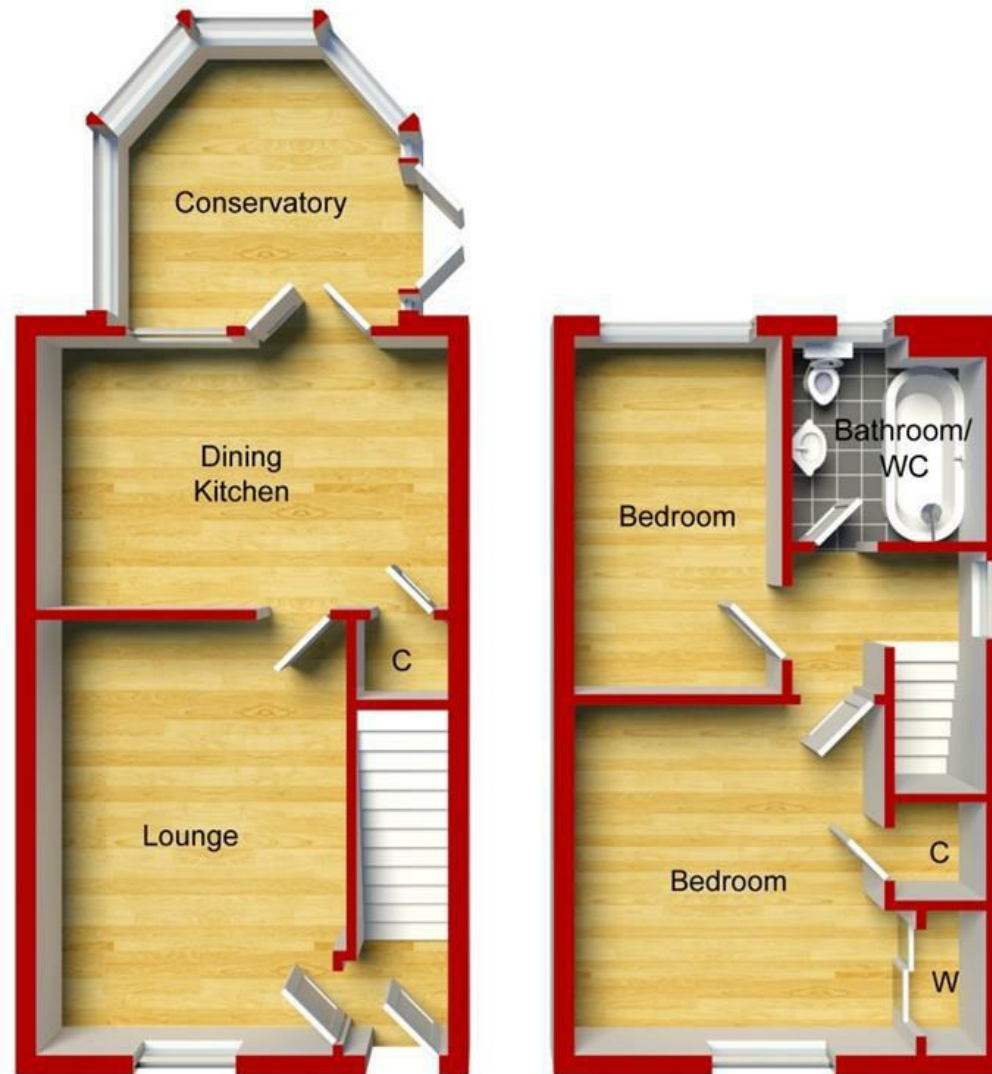
## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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Ground Floor  
Approximate Floor Area  
(34.08 sq.m)



First Floor  
Approximate Floor Area  
(26.95 sq.m)

31 Crosthwaite Grove