









This attractive two bedroom semi detached home has an open aspect to the front and is offered for sale with no upward chain. The well proportioned accommodation is arranged over two floors and comprises entrance porch, hallway, lounge, kitchen/diner, two good size bedrooms and a bathroom. Externally there are gardens to the front, side and rear. Situated in the sought after residential area of 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. Early Viewing is a must!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Porch

UPVC double glazed windows and inner door through to

Hallway

Staircase to first floor and radiator.

Lounge 12'6" x 12'10"



UPVC double glazed window to front, understairs storage cupboard, double radiator and electric fireplace with feature surround and marble hearth. Opening into kitchen/diner.

Kitchen/Diner 15'10" x 5'11"



Base and eye level units with work surfaces over incorporating sink and drainer unit, tiled splashback, UPVC double glazed window to rear, wall mounted Viesman combi boiler, tiled flooring, radiator and double doors leading into rear garden.

First Floor Landing

Access to loft.

Bedroom 1 15'11" x 9'8"



UPVC double glazed window to front, solid hardwood flooring and two radiators.

Bedroom 2 9'1" x 7'9"



UPVC double glazed window to rear and radiator.

Bathroom



Low level WC, washbasin and panel bath with overhead shower, part tiled walls, double glazed window and single radiator.

Outside



Gardens to the front and side with access to the delightful south facing rear garden and patio seating area.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

We are advised by the Vendors that the property is

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City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

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.

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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

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



