









A much improved and beautifully presented two bedroom mid terrace house, situated within this popular and convenient location. The property briefly comprises to the ground floor of an entrance hall with staircase to the first floor, attractive lounge and an Impressive breakfasting kitchen, fitted with an excellent range of modern units and a breakfast bar. On the first floor there are two well-proportioned bedrooms and a contemporary shower room/wc. Externally there is a lawned garden to the front and a delightful low maintenance garden to the rear with a decked area and paving. Conveniently situated within this popular residential area the property is ideally located for a range of amenities, shops and schools as well as offering good transport links to Sunderland City Centre and wider road networks. Viewing is essential to appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall

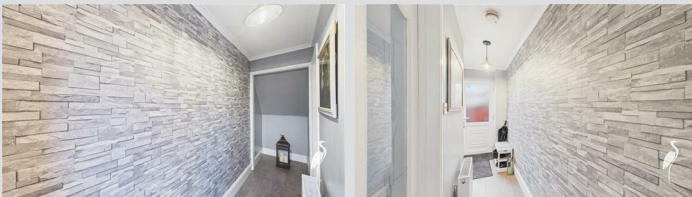
Stairs to first floor and door to lounge.

Lounge 14'9" x 11'5"



2x double glazed windows to front and double radiator. Door to rear hall.

Rear Hall



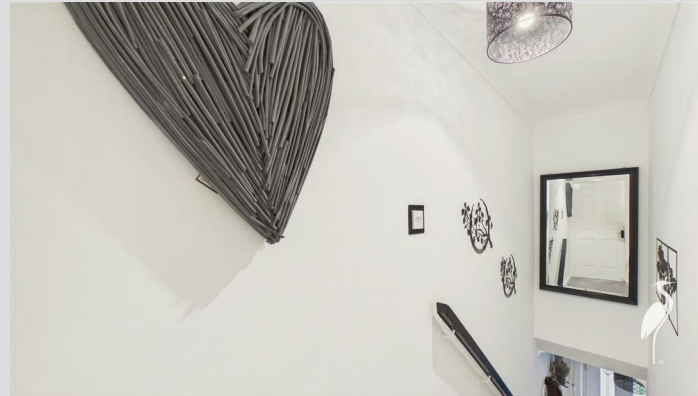
Double radiator and UPVC door to rear.

Breakfasting Kitchen 8'5" x 10'5"



Range of wall and base units with countertops over incorporating a single bowl ceramic sink and drainer with mixer tap. Integrated oven, gas hob and hood, fridge freezer and washer/dryer. Double radiator and double glazed window to rear.

First Floor Landing



Access point to loft and storage cupboard.

Bedroom 1 11'11" x 9'8"



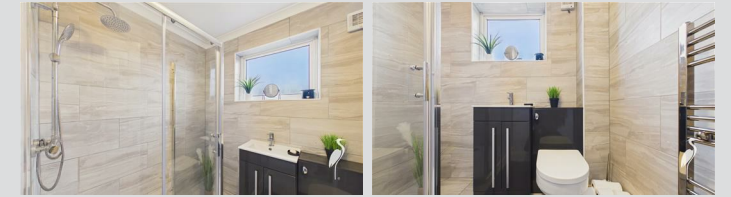
2x double glazed windows to front, built in mirrored sliding door wardrobes, storage cupboard and radiator.

Bedroom 2 11'5" x 7'8"



Double glazed window to rear and radiator.

Shower Room



Low level WC and washbasin vanity unit, walk in dual head waterfall shower, chrome heated towel rail and double glazed window.

Outside



Lawned garden to the front and a delightful low maintenance garden to the rear with a decked area and paving.

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

MAIN ROOMS AND DIMENSIONS

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

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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

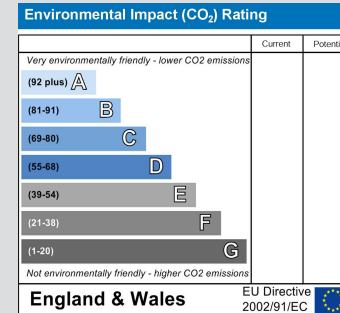
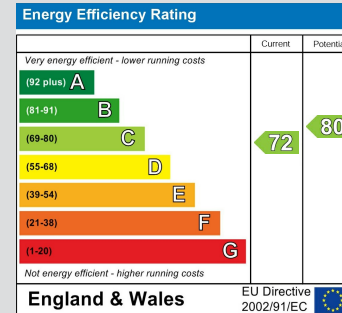
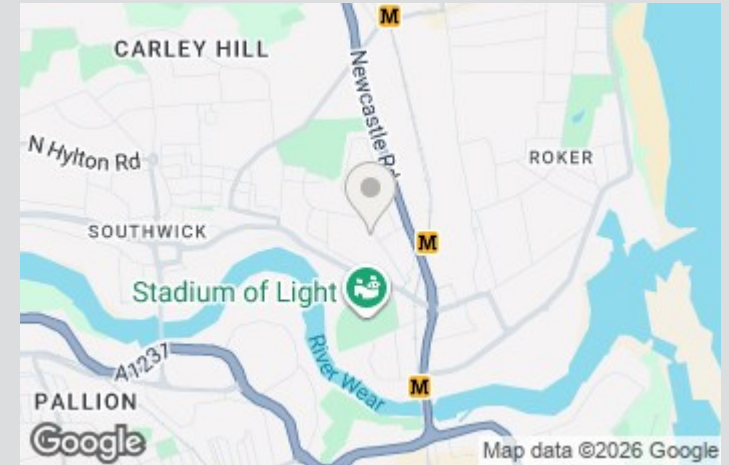
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

Opening Times

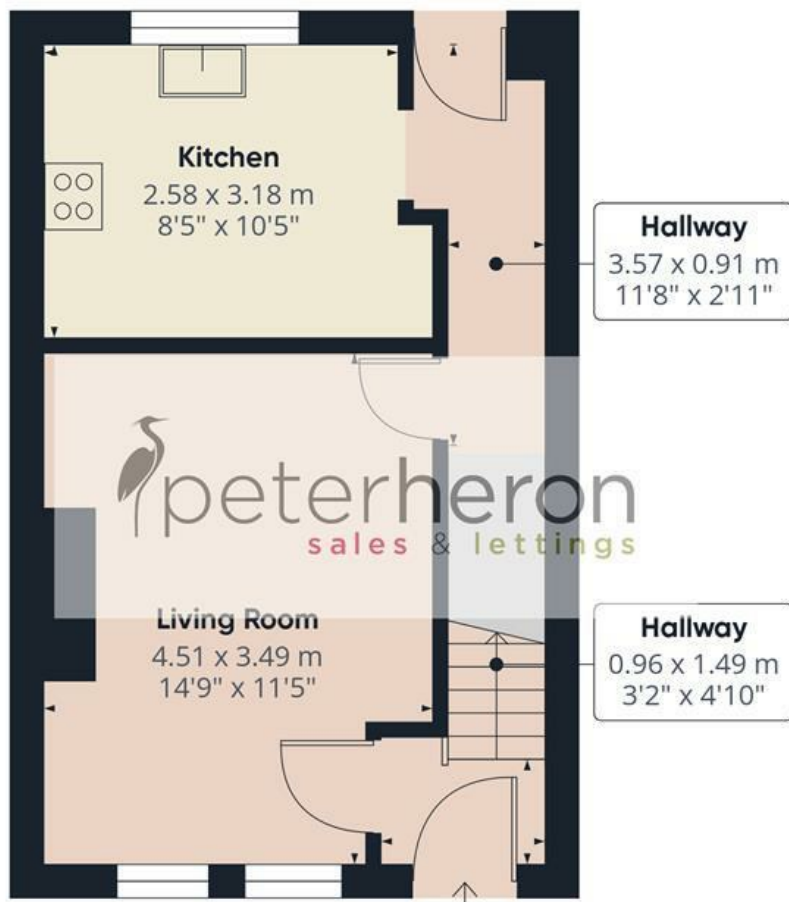
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

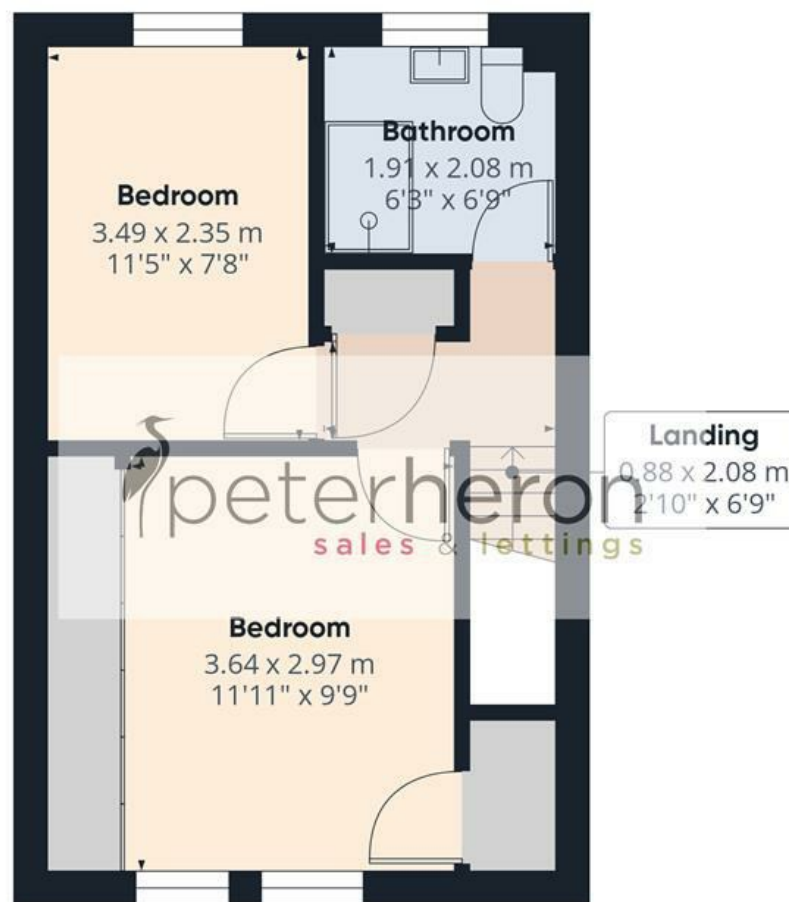
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Ground Floor



First Floor

Approximate total area⁽¹⁾

60 m²
645 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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