













A well presented, spacious ground floor two bedroom flat on this quiet street close to a good range of amenities is perfect for those who require a stair free living space and is available with no upward chain.

Internal accommodation comprises entrance lobby, reception hall, living room, kitchen, two bedrooms and a bathroom, whilst the property also benefits from gas central heating, UPVC double glazing to most windows and an enclosed courtyard to the rear with electric gates and off street parking for two cars.

Walking distance from the Sea Front, and its award winning Blue Flag beaches, the property is also within easy reach of local supermarkets, bars, restaurants and cafes and is particularly convenient for both Seaburn and the Stadium of Light Metro Stations. internal inspection unreservedly recommended.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

UPVC double glazed feature door to

## Entrance Lobby

Part glazed door to

## Reception Hall

Cloaks cupboard, laminate flooring and radiator.

## Bedroom 1 (front) 14'1" x 13'0"



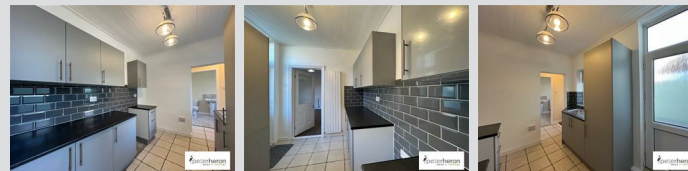
UPVC double glazed window to front, double radiator, stripped and polished wood flooring.

## Living Room 13'0" x 13'6" into alcoves



Contemporary design electric fire, UPVC double glazed window to rear, double radiator, wood effect laminate flooring, part glazed door to kitchen.

## Kitchen 10'9" x 7'10"



Contemporary style high gloss slate grey coloured base and eye level units with granite coloured working surface incorporating single drainer stainless steel sink unit with pedestal mixer taps, space for fridge freezer, space for gas cooker, tiled splashbacks, tiled floor, vertical contemporary design radiator, UPVC double glazed window and door to side.

## Lobby

Plumbing for automatic washing machine and UPVC double glazed window.

## Bedroom 2 (rear) 8'5" x 10'0"



UPVC double glazed window to rear, single radiator and wood effect laminate flooring.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, pedestal washbasin and panel bath with overhead shower and glass screen - white suite with wall and floor tiles, wall mounted extractor unit, double radiator, UPVC double glazed window to side.

## Outside



Enclosed courtyard to the rear with secure off street parking accessed via remote control electric roller shutter door.

## Council Tax Band

The Council Tax Band is Band A.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 10/3/1911 and the Ground Rent is £3.16pa.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

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

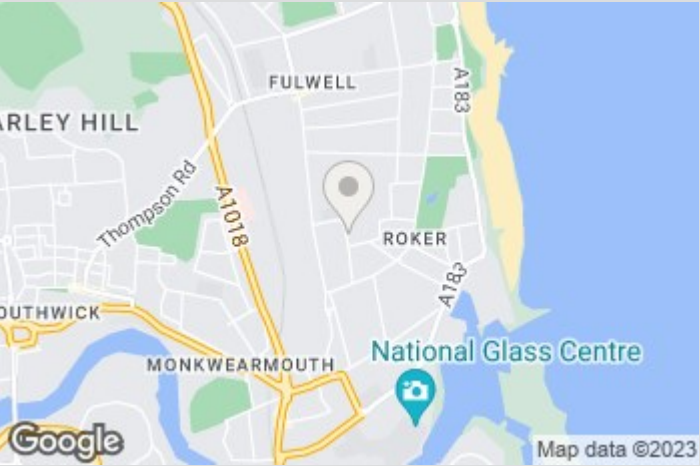
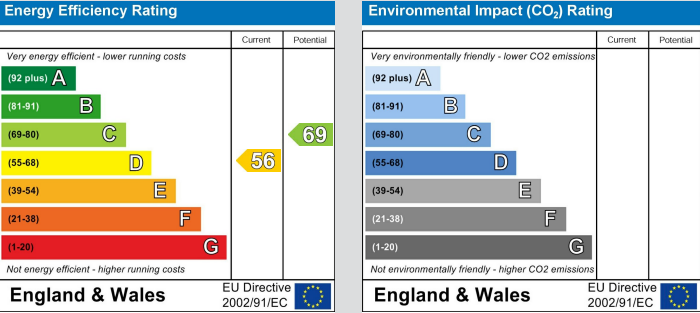
## Ombudsman

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

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