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A superb two bedroom semi detached home selling with a sitting tenant in situ, enjoying a quiet position on this popular residential estate. Internally the accommodation comprises entrance hall, lounge, dining room, kitchen, two first floor double bedrooms and a bathroom. Externally to the front there is a block paved driveway providing off street parking whilst to the rear an attractive garden mainly laid to lawn. Benefiting from gas central heating and gas central heating, the property enjoys a central situation within easy reach of Sunderland City centre, the A19 and coast.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via composite entrance door.

### Entrance Hall



Radiator and stairs to first floor with storage under.

### Lounge 12'2" x 8'10"



Double glazed window to front and double radiator.

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



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer.

Space provided for an oven, washing machine and tumble dryer. Double glazed window to rear and radiator. Doors to dining room and outhouse.

### Dining Room 7'5" x 8'8"



Double glazed window to rear and radiator.

### Outhouse



Providing ample storage space with space and plumbing for washing machine. Double radiator, double glazed window to rear and UPVC doors to front and rear.

## First Floor Landing

Double glazed window and access point to loft.

### Bedroom 1 12'10" x 8'5"



Double glazed window to front, radiator and built in sliding door wardrobes.

### Bedroom 2 10'5" x 9'2"



Double glazed window to rear, radiator and storage cupboard.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, washbasin and bath with shower over, 2x double glazed windows to side and rear.

## Outside



To the front there is a block paved driveway providing off street parking whilst to the rear an attractive garden mainly laid to lawn.

## 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

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. 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.

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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

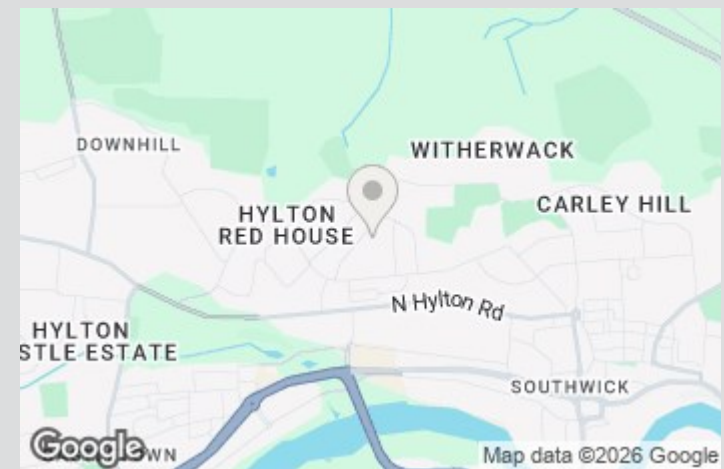
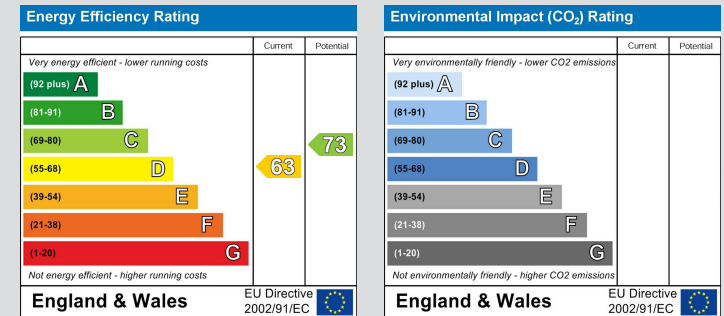
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

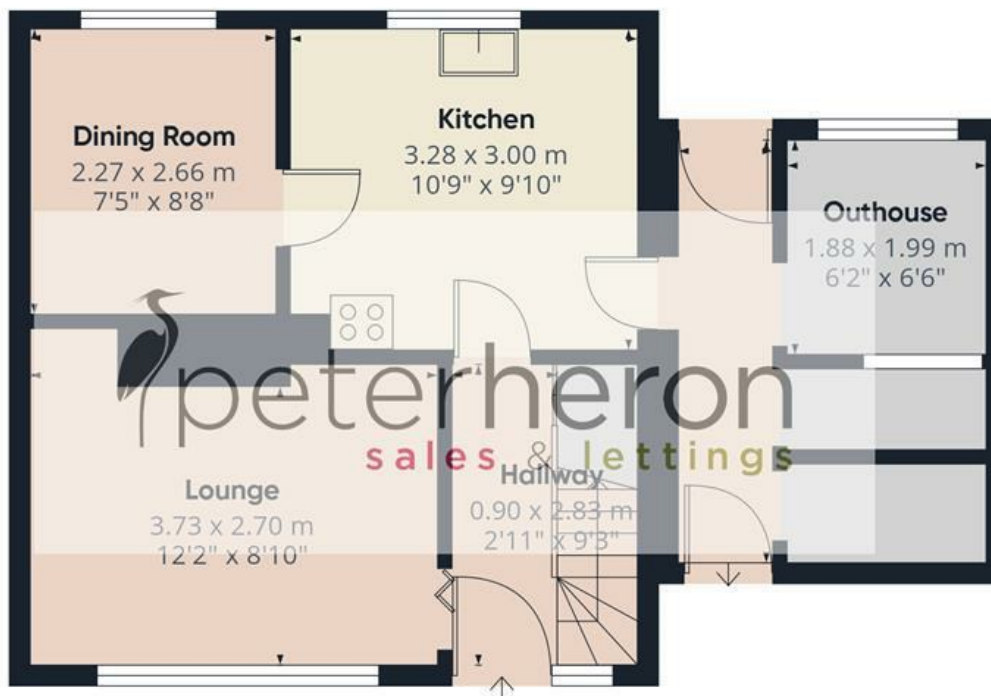
## Ombudsman

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



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Ground Floor



First Floor



Approximate total area<sup>(1)</sup>

71.4 m<sup>2</sup>

768 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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