









Situated within this attractive modern development is this very well presented two bedroom semi-detached house. Internally the accommodation on the ground floor includes an entrance hall, lounge, an impressive kitchen / diner and a downstairs WC, whilst to the first floor there are two bedrooms and a modern bathroom/wc. Externally there is a garden to the front with a driveway providing off street parking whilst to the rear there is a delightful, generous lawned garden. The property is ideally placed for local amenities, shops and schools as well as being convenient for Nissan and Doxford International Business Park. We highly recommend early viewing to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Entrance Hall

Staircase to first floor and radiator. Door to lounge.

## Lounge 13'8" x 12'3"



Double glazed windows to front, 2x radiators and storage cupboard. Door to kitchen.

## Kitchen/Diner 16'9" x 11'5"



Range of modern wall and base units with countertops over incorporating a 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and cooker hood. Space for washing machine and fridge freezer. Double glazed windows, 2x radiators and UPVC door to rear.

## Ground Floor WC



Low level WC and washbasin, radiator.

## First Floor Landing

Storage cupboard, radiator and loft access hatch.

## Bedroom 1 16'11" x 10'4"



Double glazed windows to front, storage cupboard and radiator.

## Bedroom 2 13'8" x 9'8"



Double glazed window to rear and radiator.

## Bathroom



Low level WC, washbasin and bath with shower over, double glazed windows to rear and chrome heated towel rail.

## Outside



Lawned garden to front with a driveway providing off street parking, whilst there is a generous garden to the rear, laid mainly to lawn.

## Council Tax Band

The Council Tax Band is Band B.

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

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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

## 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

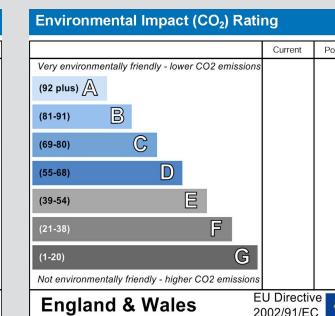
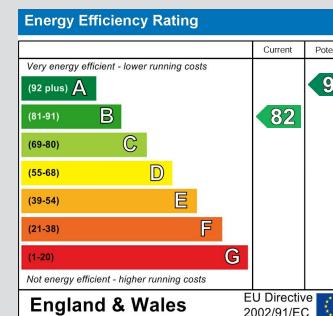
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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