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sales & lettings

Clovelly Square, Hylton Castle, Sunderland £89,950

HOME

An impressive, larger style four person semi-detached home with two double bedrooms and two reception rooms, occupying a pleasant cul-de-sac position. Internally the well presented accommodation includes an entrance porch, hall, attractive living room, opening through to a dining room and a modern kitchen. On the first floor there are two well-proportioned bedrooms and a bathroom/wc. Benefits of the property include a recent full rewire, gas central heating to radiators, double glazing and gardens to the front and rear along with off street parking for two cars. Situated within the popular area of Hylton Castle, the property is ideally placed for local amenities, shops and schools as well as offering excellent transport connections to Sunderland City Centre, Doxford International Business Park, Nissan and major road connections including the A19. With no upper chain involved, early viewing recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Porch
Double glazed windows and door to

Hallway
Staircase to first floor, understairs storage cupboard.

Living Room 12'2" x 10'11" into alcoves

Double glazed window to front, radiator, feature gas fire.
Archway to

Dining Room 7'9" x 8'7"

Double glazed door to rear, radiator.

Kitchen 8'2" x 9'1"

Wall and floor units with work surfaces with sink and drainer unit, integrated gas oven and hob, space for fridge freezer and washing machine, double glazed window.

First Floor Landing
Radiator.

Bedroom 1 14'0" x 10'2"

Double glazed window, radiator and storage cupboard housing the boiler.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'1" x 10'5"

Double glazed window, radiator.

Bathroom

Low level WC, washbasin and bath with overhead electric shower, double glazed window and radiator.

Outside

Gardens front and rear. Off street parking for two cars to the rear of the property.

Council Tax Band
We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

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

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.
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MAIN ROOMS AND DIMENSIONS

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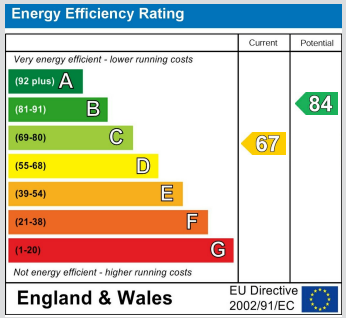
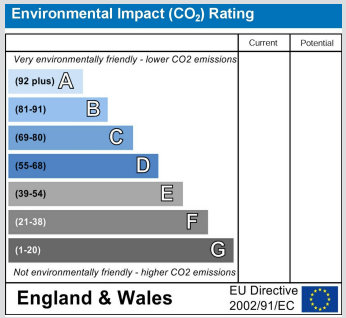
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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