



Chilton Street, Monkwearmouth, Sunderland

£84,950







This two bedroom mid terrace house has been recently updated and modernised, to provide ready to move into accommodation. Internally briefly comprising of includes an entrance lobby, a spacious lounge, a contemporary newly fitted kitchen and a well presented bathroom/wc whilst to the first floor there are two bedrooms. Externally there is a courtyard to the rear. 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 highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Lobby

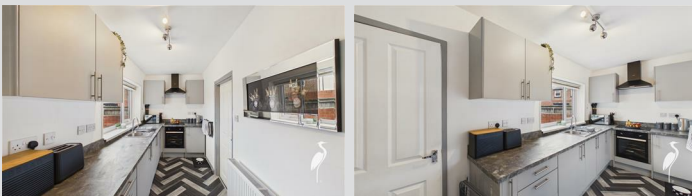
Storage cupboard and door to lounge.

Lounge 17'0" x 14'4"



Double gelled window to front, electric fire, double radiator, storage cupboard and stairs to first floor. Door to kitchen.

Kitchen 5'11" x 16'1"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Integrated oven with electric hobs and hood and a washing machine. Space provided for a fridge freezer. Double radiator, double glazed window to rear and door to rear hall.

Rear Hall

UPVC door to rear. Door to bathroom.

Bathroom



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

First Floor Landing

Double glazed window to front and radiator.

Bedroom 1 10'5" x 12'9"



2x Velux windows and double radiator.

Bedroom 2 6'2" x 9'4"



Double glazed window to front and storage cupboard.

Outside



Low maintenance courtyard with Astro turfed area and gate to access rear.

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:-

Visit www.peterheron.co.uk or call 0191 510 3323

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MAIN ROOMS AND DIMENSIONS

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Sea Road Viewings

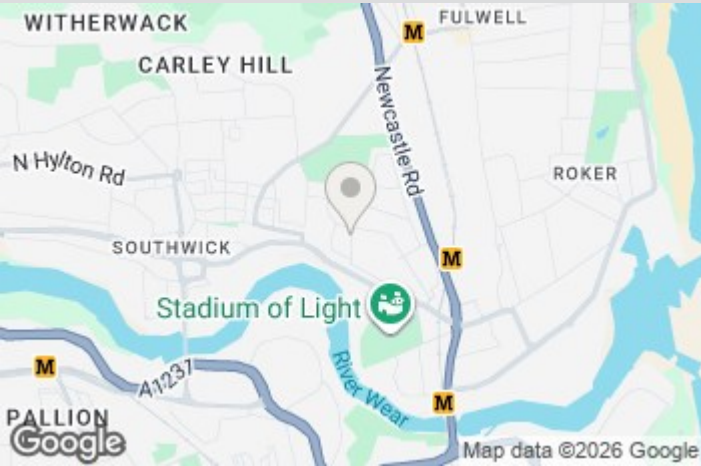
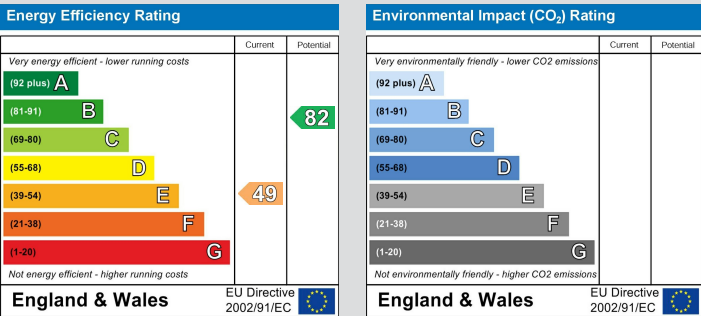
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

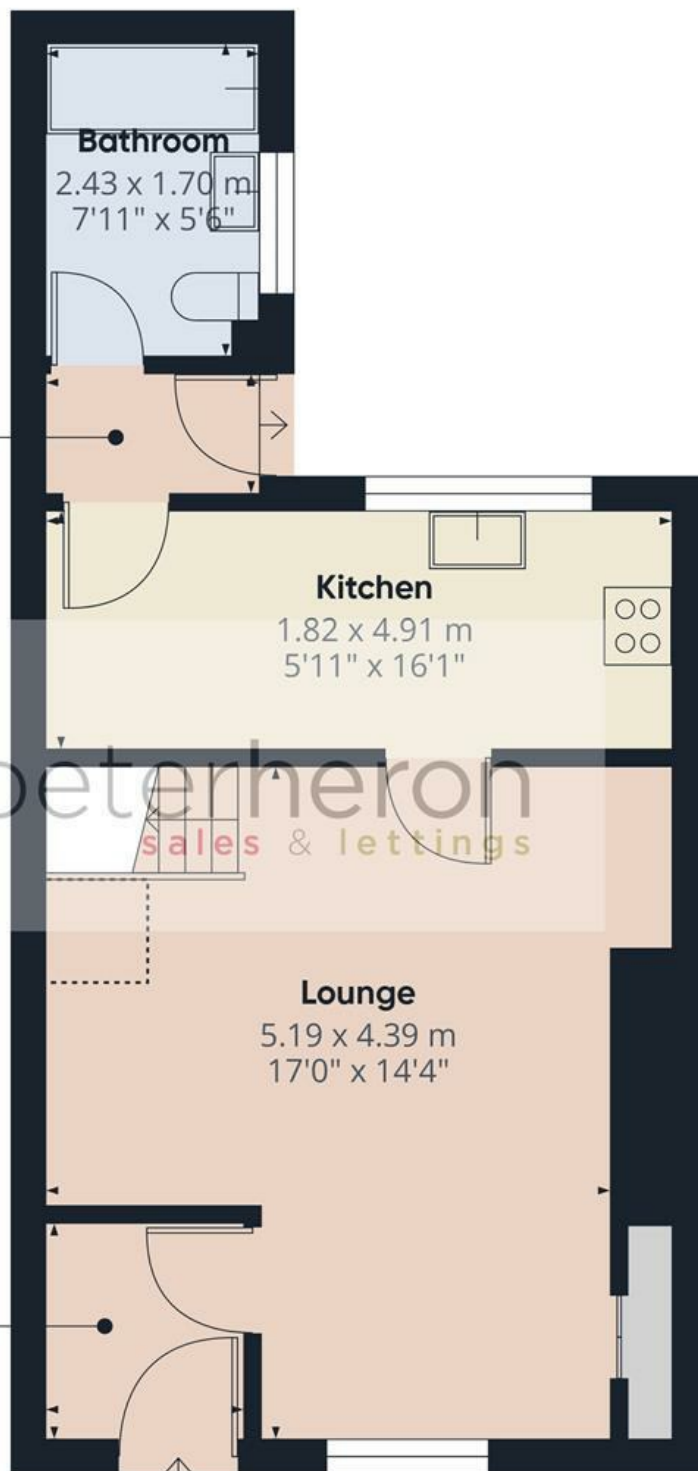
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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



Hallway
0.94 x 1.72 m
3'0" x 5'7"



First Floor

Approximate total area⁽¹⁾

60.7 m²

654 ft²

Reduced headroom

4.4 m²

47 ft²

(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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