peterheron
sales & lettings

Westburn Terrace, Roker, Sunderland

£59,950

peterheron

peterh
sales

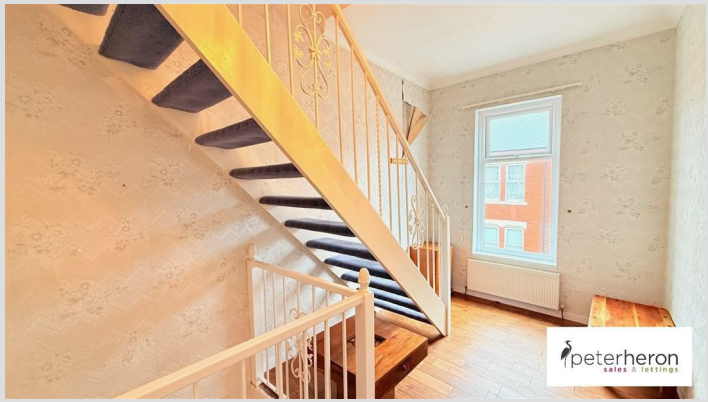
Enjoying a quiet position within the fashionable suburb of Fulwell, this popular style one/two bedroom first floor flat with a converted loft (perfect for storage) is available with no upward chain and carries a very competitive asking price which is sure to command a huge level of interest.
Internal accommodation comprises a reception hall at first floor level, living room/bedroom 1, dining room/lounge, kitchen, bedroom and bathroom whilst features of note include gas central heating, UPVC double glazing, a fixed staircase from the landing leading up to two additional spaces within the loft, suitable for a variety of uses. Externally there is a small enclosed courtyard with up and over door.
Walking distance from the sea front and local amenities, the property will certainly appeal to investor landlords and DIY enthusiasts. Internal inspection is a must!

MAIN ROOMS AND DIMENSIONS

Ground Floor
UPVC double glazed feature door.

Entrance Lobby
Stairs leading to first floor landing.

First Floor Flat



Radiator, coved cornicing to ceiling, solid oak flooring, UPVC double glazed window to front with second single radiator and fixed staircase leading to floored loft.

Living Room/Bedroom 1 12'8" x 13'1"

UPVC double glazed window to front, double radiator, living flame gas fire, solid oak flooring, coved cornicing to ceiling, cupboards to alcoves.

Dining Room/Lounge 12'7" x 13'7"

UPVC double glazed window to rear, double radiator, solid oak flooring, cupboard to alcoves, coved cornicing to ceiling.

Bedroom 10'2" x 8'0"

UPVC double glazed window to rear, single radiator.

Kitchen 10'10" x 7'0"

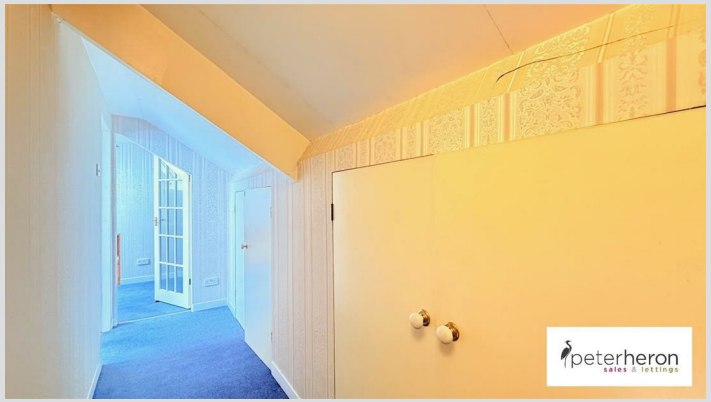
Base and eye level units with working surfaces incorporating 1 1/2 bowl sink unit with pedestal mixer tap, fitted shelving, double radiator, space for electric cooker, tiled floor, UPVC double glazed window to side, door with stairs leading to down to covered courtyard to rear.

MAIN ROOMS AND DIMENSIONS

Bathroom

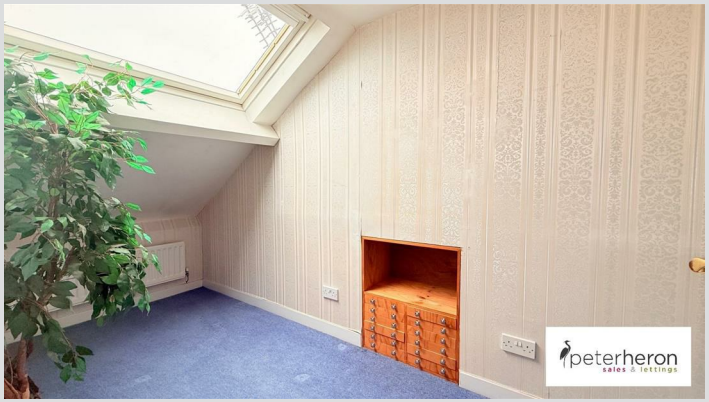
Low level WC, pedestal washbasin and panel bath - coloured suite with part tiled walls, UPVC double glazed window, tiled floor, double radiator, wall mounted gas Baxi Duo Tech combination boiler serving hot water and radiators.

Loft Space 1 10'7" x 8'3"



Approximate measurements as sloping ceiling, Velux window, radiator and built in storage.

Loft Space 2 8'11" x 5'6"



Approximate measurements as sloping ceiling, Velux window, radiator and built in storage.

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 there are 66 years remaining on the Lease and there is Peppercorn ground rent.

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

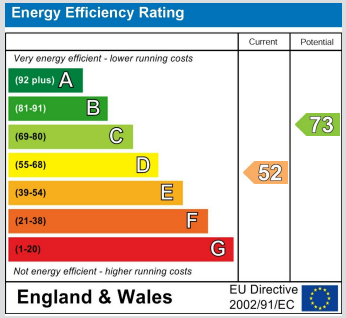
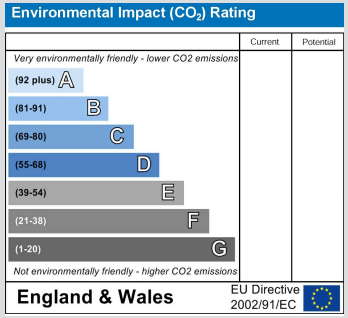
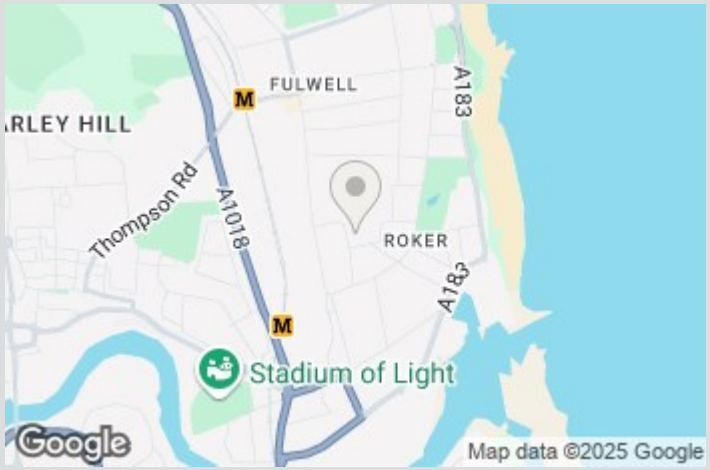
Any prospective purchaser should clarify this with their Solicitor.

Important Notice - 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.
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.
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

MAIN ROOMS AND DIMENSIONS

Ombudsman and subscribe to The Property Ombudsman Code of Practice.