



 peterborough  
sales & lettings

Sandringham Road, Roker, Sunderland

£95,000







An attractive two bedroom first floor flat, ideally situated within this popular and convenient location. Internally the flat is accessed via its own private entrance at ground floor level into a lobby with a staircase to the first floor accommodation. There is a superb lounge, kitchen, a modern bathroom/wc and two bedrooms. Benefits of the property include double glazed windows, gas central heating to radiators and a private courtyard to the rear. This location is ideal for access to local shops and schools, as well as the sea front, Roker Park and excellent transport connections. Early viewing is essential!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to entrance lobby.

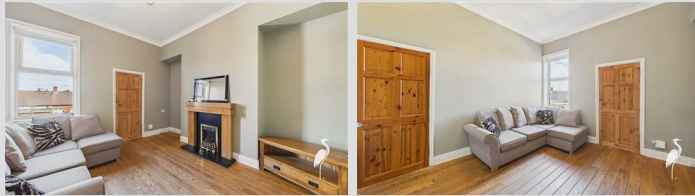
## Entrance Lobby

Stairs to the first floor.

## First Floor Landing

Access point to loft and doors to the 2 bedrooms, lounge and bathroom.

## Lounge 11'2" x 13'6"



Large double glazed window to the side, feature electric fire, radiator and a door to the kitchen.

## Kitchen 6'10" x 7'10"



Fitted with modern wall and base units with work surface over incorporating a stainless steel sink and drainer unit with mixer tap. Space for oven and hob, washing machine and a fridge and freezer, wall mounted Eco Compact Main boiler, double glazed window to the side and a door leading to rear staircase area.

## Rear Staircase

Door to rear courtyard.

## Bathroom



Low level wc, pedestal wash hand basin with mixer tap, bath with overhead rainfall shower and shower screen. Part tiled walls, radiator large double glazed window to rear and a high small window.

## Bedroom 1 13'8" x 13'5"



2x large double glazed windows to the front and a radiator.

## Bedroom 2 6'11" x 7'11"



Large double glazed window to front and a radiator.

## Outside



Small low maintenance courtyard to the rear with a door to access the rear staircase area.

## 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 the Lease Term is 999 years from 13/5/1898 and the Ground Rent is £3.00per annum.

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

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# MAIN ROOMS AND DIMENSIONS

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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

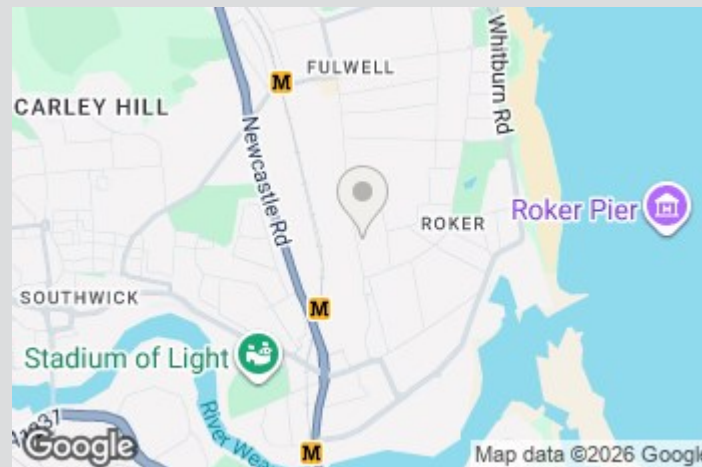
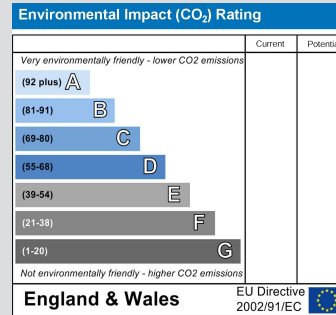
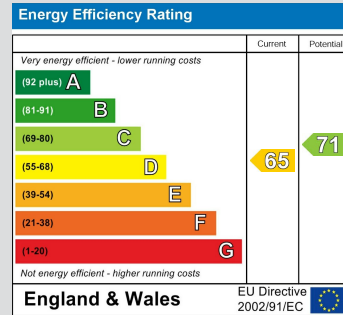
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

## Opening Times

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

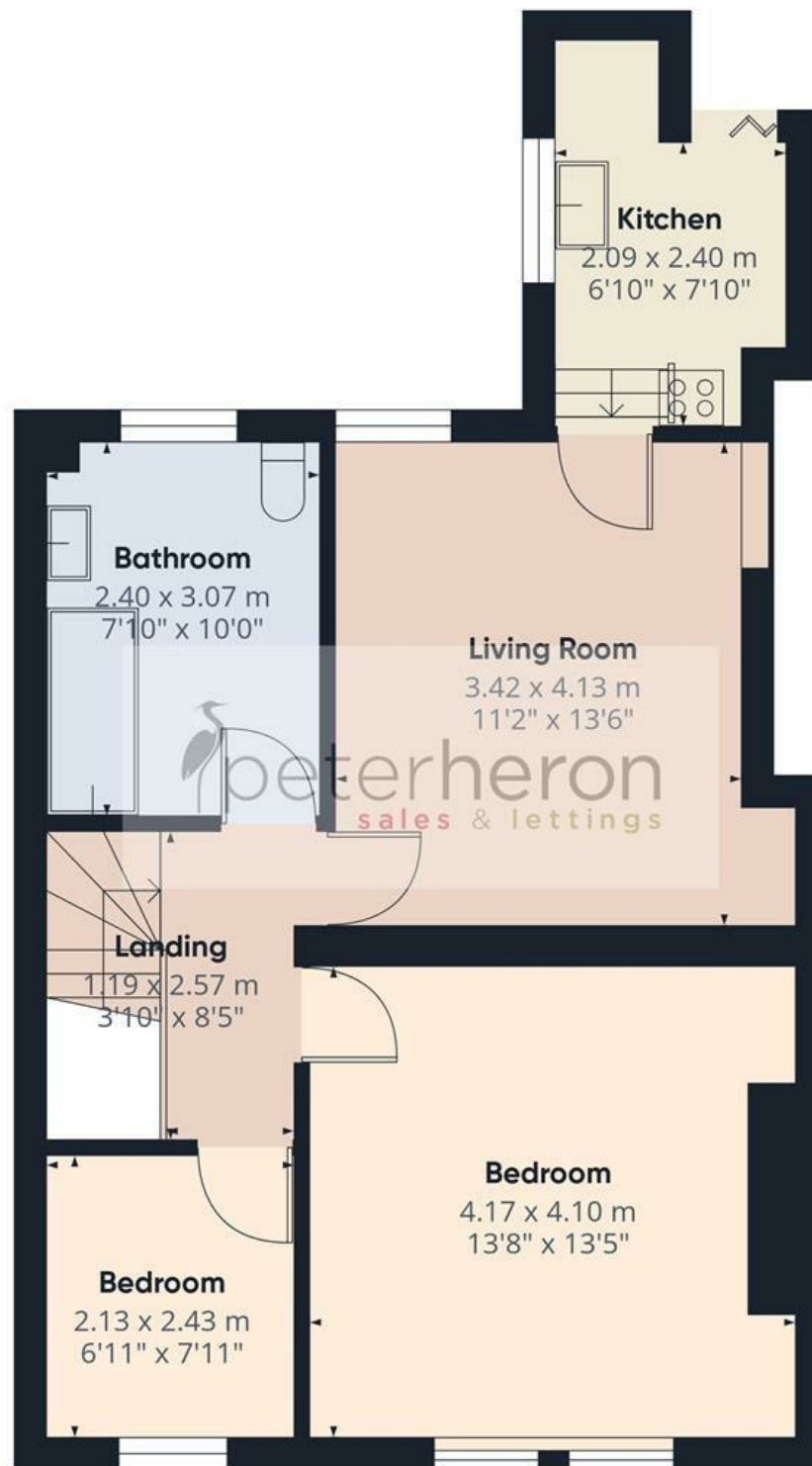
## Ombudsman

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



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

53.9 m<sup>2</sup>

581 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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