









This tastefully appointed larger style four person semi detached home with two double size bedrooms, offers an excellent opportunity to first time buyers who wish to live in this very convenient situation set midway between the City centre, coast and A19.

With attractive decor throughout the property internally offers a reception hall, lounge, dining room, kitchen, two first floor bedrooms and a bathroom and externally has lovely landscaped gardens to the front with a drive providing off street parking additional space to the side of the property with a timber shed and generous lawn gardens to the rear with a raised patio accessed directly from the kitchen.

Benefiting from gas central heating and UPVC double glazing, the property should prove to be an excellent purchase for those who area searching for a property that is ready to move into.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed feature door to

## Entrance Porch

Herringbone pattern tiled floor.

## Reception Hall

Spindle balustrade staircase, understairs storage cupboard, single radiator.

## Lounge 11'1" x 12'0"



UPVC double glazed window to front, double radiator, open plan to

## Dining Room 8'8" x 7'11"



UPVC double glazed window to rear, single radiator.

## Kitchen 11'5" x 8'0"



Base and eye level units with granite coloured working surfaces incorporating single drainer 1 1/2 bowl stainless

steel sink unit with pedestal mixer taps, space for gas cooker, space for fridge freezer, space and plumbing for automatic washing machine, tiled splashbacks, extractor hood, UPVC double glazed window and door to rear, single radiator, wood effect vinyl flooring.

## First Floor Landing

Access point to loft.

## Bathroom



Low level WC with concealed cistern, washbasin vanity unit with cupboards under, panel double ended bath with overhead shower - attractive white suite with floor and wall tiles, UPVC double glazed window to side, concealed downlights, ladder design chrome heated towel rail.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 (front) 13'10" x 9'8"



Maximum dimensions into built in wardrobes with overhead cupboards, additional storage above bulk head, main cupboard concealing wall mounted gas combination boiler serving hot water and radiator, UPVC double glazed window to front, double radiator.

## Bedroom 2 (front) 10'7" x 10'5"



UPVC double glazed window and double radiator.

## Outside



Laid to lawn gardens to the front with driveway providing off street parking access via double wrought iron/timber gate. Raised timber decked seating area with additional patio space. Well proportioned gardens to the rear with attractive lawns and patio seating area accessed directly from the kitchen.

## 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.

## 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

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# MAIN ROOMS AND DIMENSIONS

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.

## Sea Road Viewings

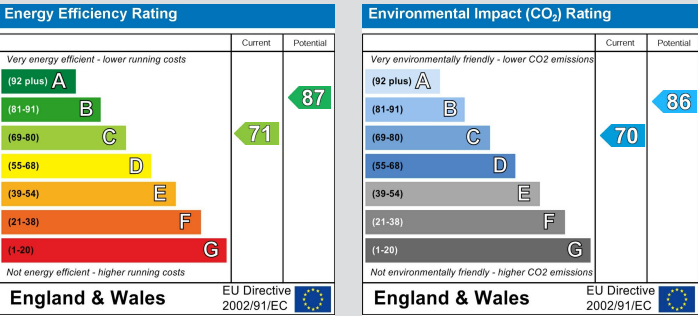
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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