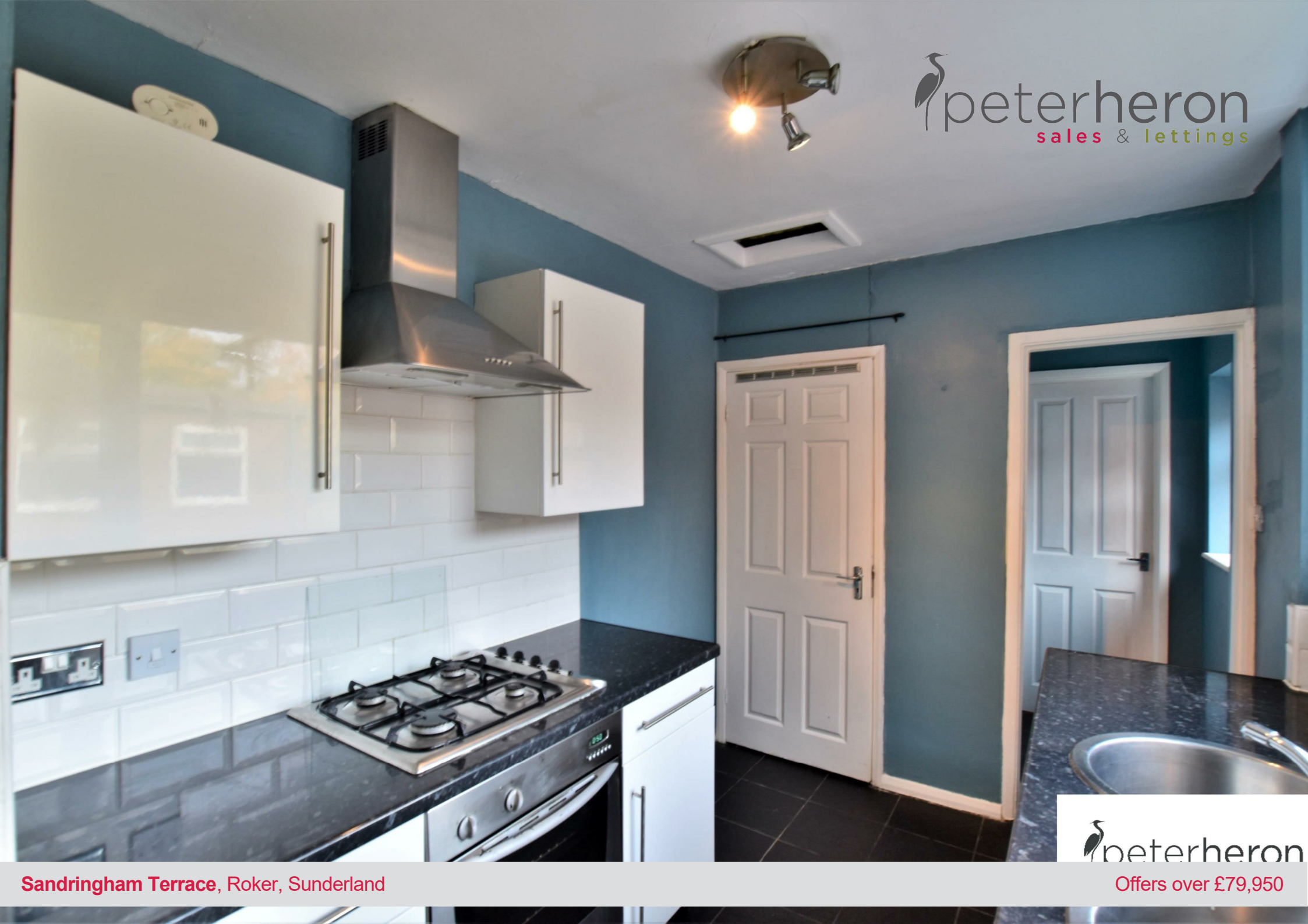










An attractive 3 bedroom first floor flat providing spacious and well appointed accommodation throughout, available with no upward chain. Internally the accommodation includes a light and airy lounge sharing an open plan arrangement with a dining room (formerly Bed 3), modern kitchen, two/three bedrooms and a bathroom/wc. Externally there is a small private courtyard to the rear. This excellent location is close to arrange of local amenities and is within easy reach of award winning Blue Flag beaches, Seaburn and Stadium of Light Metro and major routes to the City Centre, Newcastle Upon Tyne and wider North East region. Viewing highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via an entrance door.

Entrance Lobby

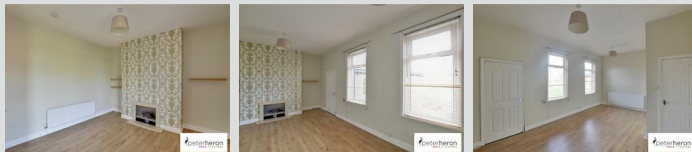
Staircase up to first floor and the private accommodation.

Landing



Door to the lounge and loft access hatch.

Lounge 12'6" x 13'6"



UPVC double glazed window to the rear, radiator, laminate flooring and fireplace.

Open Plan into

Dining Room / Bedroom 3 9'8" x 9'0"

UPVC double glazed window to the rear, radiator, laminate flooring

Kitchen 11'7" x 6'10"



Fit with base and eye level units with work surfaces over incorporating a sink unit. Integrated appliances include and oven and hob with extractor hood over. There's a double glazed window, tiled splashbacks and a cupboard housing the central heating boiler. An external door leads out to stairs leading down into the courtyard area.

Bedroom 1 12'11" x 12'7"



Double glazed window to the front and a radiator.

Bedroom 2 9'3" x 8'0"



UPVC double glazed window and a radiator.

Bathroom



Low level WC, wash basin and panelled bath with overhead shower. There's a double glazed window, heated towel rail and tiled flooring.

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MAIN ROOMS AND DIMENSIONS

Outside

There is a courtyard area to the rear.

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. 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.

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 24/06/1908 and the Ground Rent is £TBC...

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.

Sea Road Viewings

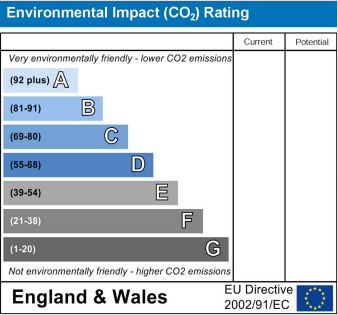
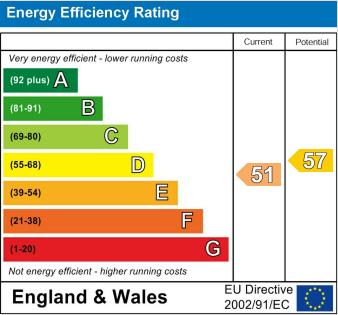
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



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Approximate Floor Area
(64.00 sq .m)

30 Sandringham Terrace