









This superb two bedroom top floor apartment internally comprises communal entrance hall with stairs leading to the second floor, entrance hall, lounge/dining room, kitchen, two double bedrooms and bathroom all benefiting from UPVC double glazing and gas central heating. Externally there is allocated parking and communal gardens.

Situated in the popular residential area of Roker and is ideally located for all amenities and is just a short walk from Roker Park, has excellent transport links to Sunderland City centre and local road networks. Early viewing is recommended.

MAIN ROOMS AND DIMENSIONS

Communal Entrance Hall

Secure entry system and stairs leading to second floor.

Second Floor - Entrance Hall

Storage cupboard, radiator and access to loft area via a drop down ladder.

L Shaped Lounge/Diner 17'8" x 13'11"

Maximum measurements, two UPVC double glazed windows to front and radiator.

Kitchen 7'11" x 7'4"

Fitted with a range of wall and base units, worktops, inset sink, tiled splashbacks, gas hob, electric oven, extractor fan and vent heater, automatic washing machine and fridge freezer.

Bedroom 1 10'9" x 9'9"

UPVC double glazed window to rear and radiator.

Bedroom 2 9'9" x 10'5"

UPVC double glazed window to rear and radiator. Built in cupboard housing recently installed wall mounted gas central heating combination boiler.

Bathroom 7'5" x 5'8"

WC, washbasin and bath with shower over, tiled walls, tiled floor, ladder radiator and extractor fan.

Loft Space 11'9" x 9'10"

Boarded and floored for storage. Power and lighting.

Outside

Allocated parking and communal gardens.

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.

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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.

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Sea Road Viewings

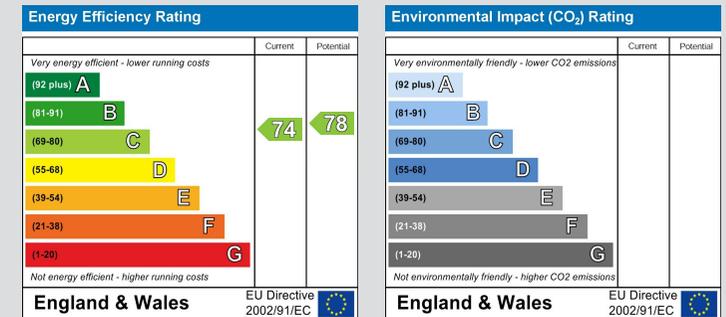
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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