









This superb two bedroom semi-detached house, provides attractive and spacious accommodation within this ever popular location. Internally the accommodation briefly comprises to the ground floor of a hall with staircase to the first floor and a cloakroom/wc, there is a generous lounge / dining room, enjoying a dual aspect and a modern fitted kitchen. To the first floor there are two double bedrooms and a contemporary bathroom/wc. Externally there is a driveway to the front and a garden to the rear. This location is ideally placed for local amenities, shops and schools, as well as offering links to Nissan, Doxford International, Sunderland City Centre and access to major road links including the A19. Viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

### Entrance Hall



Stairs to first floor with storage under and radiator.

### Lounge/Dining Room 20'4" x 8'9"



Double glazed windows to the front and 2x radiators.

### Kitchen 9'2" x 12'5"



Range of wall and base units with countertops over a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and cooker hood. Space provided for a fridge freezer and washer/dryer. Radiator and storage cupboard. Double glazed window and UPVC door to rear.

### Cloakroom/WC



Low level WC and washbasin set into vanity unit. Double glazed window to side.

### First Floor Landing



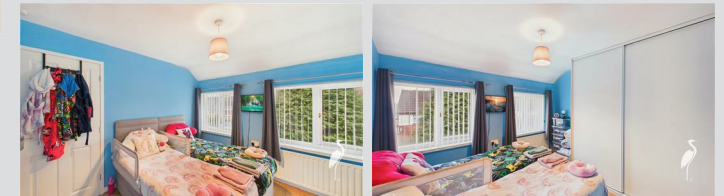
Double glazed window to side and access point to loft.

### Bedroom 1 10'0" x 12'2"



2x double glazed windows to front, 2x storage cupboards, radiator and built in mirrored fronted sliding door wardrobes.

### Bedroom 2 10'0" x 10'7"



2x double glazed windows to rear, radiator and built in sliding door wardrobes.

### Bathroom



Low level WC and washbasin vanity unit, bath with waterfall shower over. Heated towel rail and double glazed window to side.

# MAIN ROOMS AND DIMENSIONS

## Outside



Garden to the front with driveway providing off street parking. Enclosed rear garden with outhouse.

## Council Tax Band

The Council Tax Band is Band A.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Important Notice - Particulars

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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

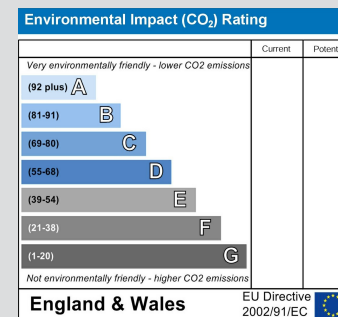
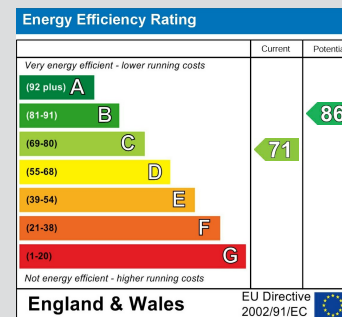
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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

68.4 m<sup>2</sup>  
735 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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