









 **peterheron**  
sales & lettings



This popular style two-bedroom mid-terraced house offers a delightful blend of modern living and convenience. Set on a peaceful pedestrianised walkway, the property boasts tasteful internal decor that creates a warm and inviting atmosphere throughout.

Upon entering, you are welcomed into a spacious living room, perfect for relaxation and entertaining. The modern kitchen is well-equipped, making it an ideal space for culinary enthusiasts. The property features a well-appointed bathroom, ensuring comfort and functionality for everyday living. Additionally, a floored loft provides valuable storage space, catering to all your organisational needs.

The outdoor areas are equally appealing, with gardens to both the front and rear, offering a lovely setting for outdoor enjoyment. For those with vehicles, a garage and parking space in a block by the rear garden add to the convenience of this home.

This property is perfectly situated for professionals working at nearby locations such as Nissan, Doxford International, and Amazon, with the A19 also being close to hand, making it an excellent choice for commuters. It is also an ideal opportunity for first-time buyers or those looking to downsize, providing a comfortable and manageable living space.

In summary, this modern two-bedroom terraced home on Bedburn Avenue is a wonderful opportunity for anyone seeking a stylish and practical residence in a quiet yet accessible location. Don't miss the chance to make this lovely house your new home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Living Room 19'9" x 11'11" maximum



Double glazed window to front, radiator and stairs to first floor. Door to kitchen.

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



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Integrated oven and gas hob. Space for washing machine and fridge freezer. Wall mounted boiler, double glazed window and UPVC door to rear.

## First Floor Landing

Access point to loft via wooden ladder, and radiator.

## Bedroom 1 10'7" x 9'10"



Double glazed window to front, double radiator and built in wardrobes.

## Bedroom 2 11'11" x 8'0"



Double glazed window to rear and radiator.

## Bathroom



Low level WC, washbasin set into vanity unit and bath with waterfall shower over.

## Loft Space



## Outside



Garden to front. Low maintenance rear garden with lawned and paved areas.

## 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

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

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

Tried. Trusted. Recommended.

City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

contemplating travelling some distance to view the property. 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.

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.

## Fawcett Street Viewings

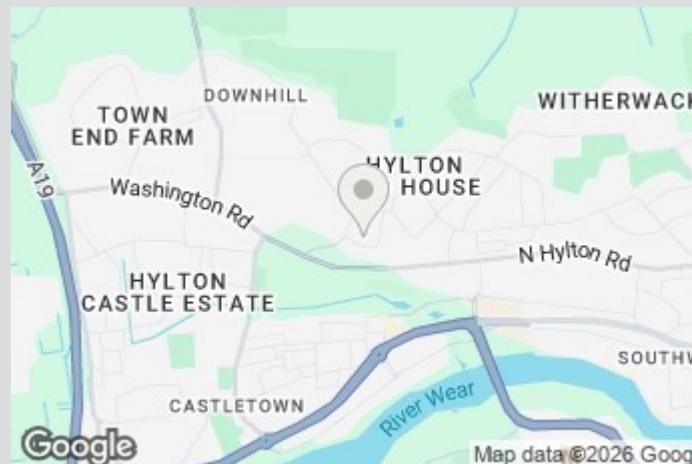
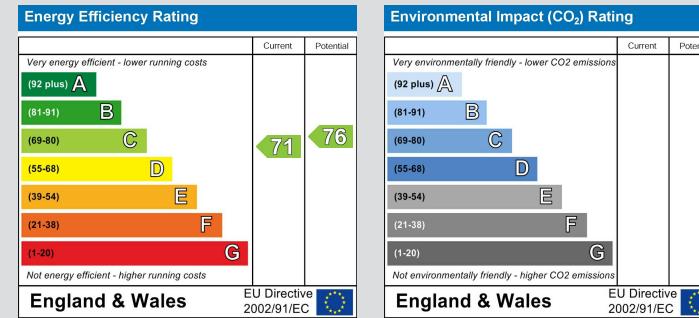
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.



Tried. Trusted. Recommended.

City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

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

