

Chilton Street, Monkwearmouth, Sunderland £82,500


RESERVED


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This two bedroom mid terrace house has been recently updated and modernised, to provide ready to move into accommodation. Internally briefly comprising of includes an entrance lobby, a spacious lounge, a contemporary newly fitted kitchen and a well presented bathroom/wc whilst to the first floor there are two bedrooms. Externally there is a courtyard to the rear. Conveniently situated within this popular residential area, the property is ideally located for a range of amenities, shops and schools as well as offering good transport links to Sunderland City Centre and wider road networks. Viewing highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Lobby
Storage cupboard and door to lounge.

Lounge 17'0" x 14'4"





Double gelled window to front, electric fire, double radiator, storage cupboard and stairs to first floor. Door to kitchen.

Kitchen 5'11" x 16'1"




Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Integrated oven with electric hobs and hood and a washing machine. Space provided for a fridge freezer. Double radiator, double glazed window to rear and door to rear hall.

Rear Hall
UPVC door to rear. Door to bathroom.

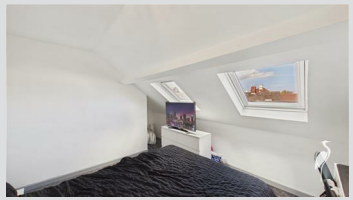
Bathroom




Low level WC, washbasin and bath with shower over, chrome heated towel rail and double glazed window.

First Floor Landing
Double glazed window to front and radiator.

Bedroom 1 10'5" x 12'9"

2x Velux windows and double radiator.

Bedroom 2 6'2" x 9'4"



Double glazed window to front and storage cupboard.

Outside




Low maintenance courtyard with Astro turfed area and gate to access rear.

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:-

MAIN ROOMS AND DIMENSIONS

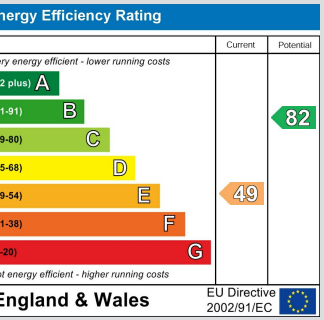
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, 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. 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.

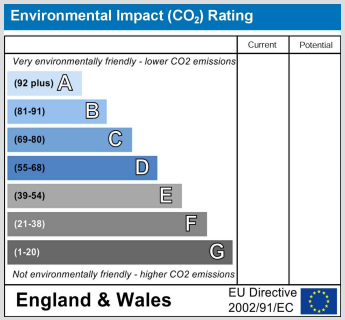
Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

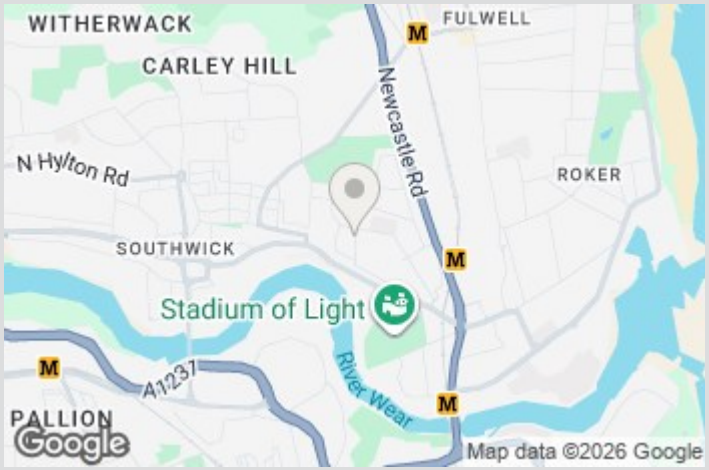
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

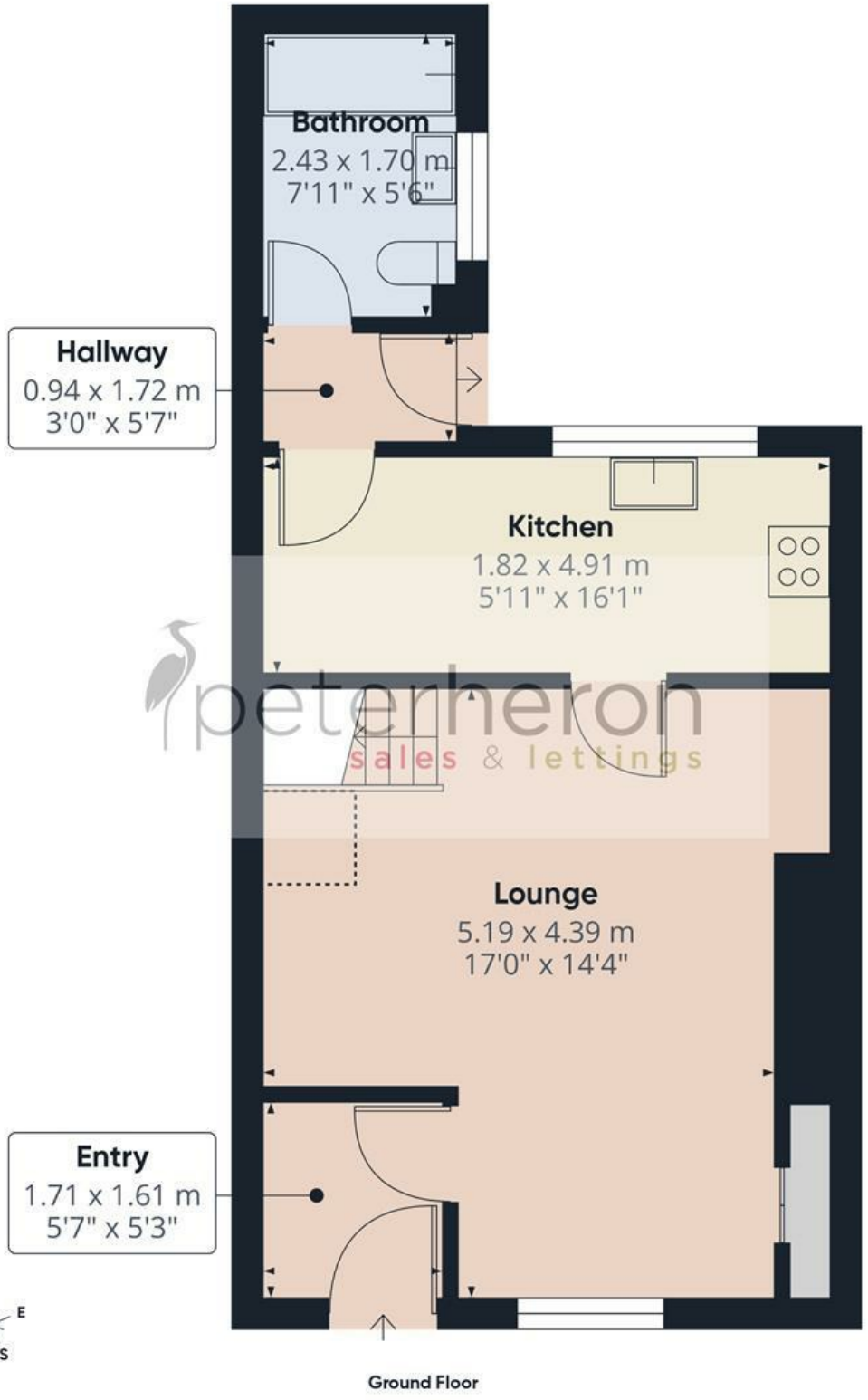
Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

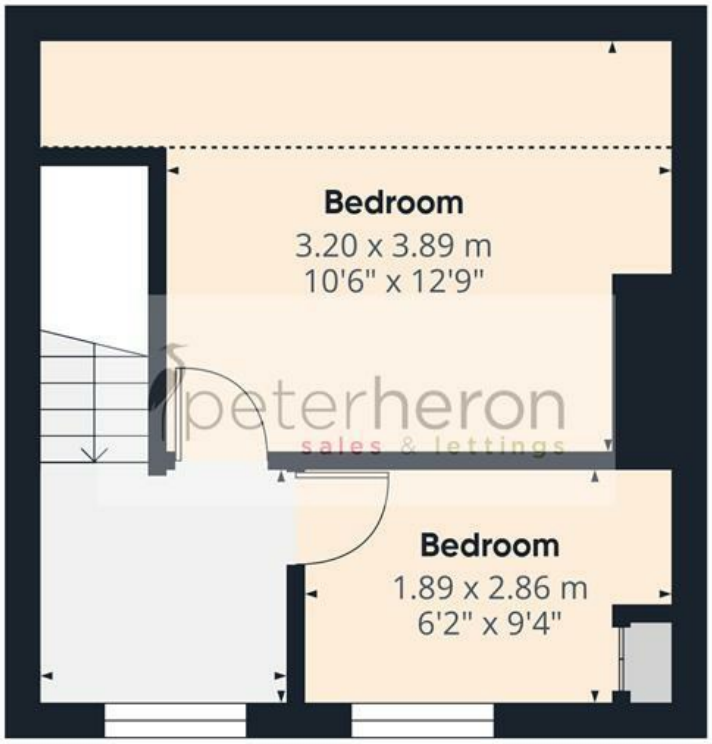








Ground Floor



First Floor

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Approximate total area(1)

60.7 m²

654 ft²

Reduced headroom

4.4 m²

47 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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