









BEST AND FINAL OFFERS ARE INVITED BY 4PM ON FRIDAY 17TH MARCH 2023.

This three bedroom end terrace home situated in a convenient locality walking distance from urban amenities, offers an excellent opportunity to both first time buyers and investor landlords.

Internal accommodation comprises lounge, dining room, kitchen, three bedrooms and a bathroom whilst externally there is off street parking to the rear.

Benefiting from gas central heating and UPVC double glazing, the property sits along this small street and is within easy reach of the coast, Sunderland City Centre and A19.

Offering huge potential this property carries a modest asking price and is therefore expected to be the subject of considerable interest. Immediate internal inspection is highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Entrance Vestibule

Six panel door to

Living Room 17'0" x 15'10" maximum dimensions



Electric fire with timber feature surround, granite insert and hearth, UPVC double glazed window to front, double radiator, laminate flooring, turned staircase.

Dining Room 6'2" x 12'7"



Laminate flooring, single radiator, open to

Kitchen 15'3" x 9'0"



Good selection of base and eye level units with granite coloured working surfaces incorporating single drainer 1 1/2 bowl stainless steel sink unit, gas hob, built under electric oven, overhead extractor hood, plumbing for washer, tiled splashbacks, UPVC double glazed window to side.

Bedroom 1 (rear) 15'0" x 12'2"



UPVC double glazed window to side, single radiator.

Rear Lobby

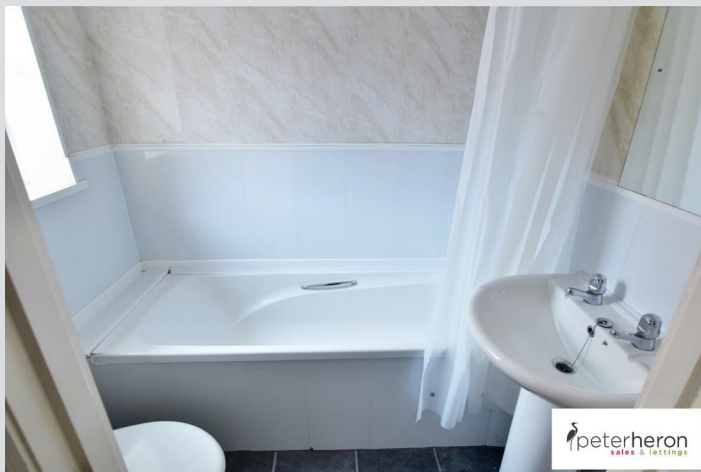
Single radiator and UPVC double glazed door leading out into rear courtyard.

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MAIN ROOMS AND DIMENSIONS

Ground Floor Bathroom



Low level WC, pedestal washbasin, panel bath with overhead shower - white suite with UPVC panelled walls, UPVC double glazed window, wall mounted extractor unit.

First Floor Landing

Bedroom 2 (rear) 8'1" x 13'9"



Velux window, single radiator, wall mounted gas combination boiler serving hot water and radiators.

Bedroom 3 12'9" x 8'8"



UPVC double glazed window to front, single radiator.

Outside

Enclosed courtyard to the rear with off street parking access via roller shutter door.

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 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.

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MAIN ROOMS AND DIMENSIONS

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.

Sea Road Viewings

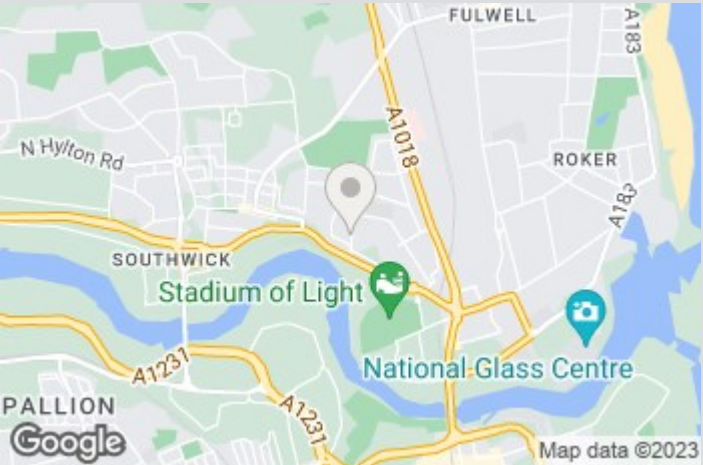
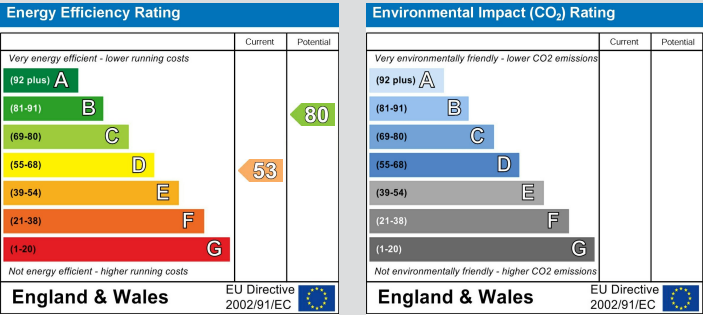
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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