









VIRTUAL VIEWING AVAILABLE - BOOK YOURS NOW!! This two bedroom house, provides spacious accommodation and a generous rear garden within this popular residential area, available with immediate vacant possession and no upper chain involved. Internally on the ground floor there is a hall, lounge, kitchen, ground floor wc and a rear lobby. To the first floor there are two well-proportioned bedrooms and a bathroom/wc. This convenient location is well placed for an excellent range of amenities, shops and schools, as well as offering access to Sunderland City Centre and major road links. Early viewing is recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Hall

Single glazed window and radiator, staircase leading to first floor.

Lounge 12'10" x 12'4"



Single glazed window to rear and radiator.

Lobby

External door to garden.

Ground Floor WC

Low level WC and radiator.

Kitchen 10'1" x 8'3"



Fitted wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, two single glazed windows to front, space for cooker, fridge freezer and washing machine. Radiator and wall mounted boiler.

First Floor Landing

Single glazed window.

Bedroom 1 14'0" max including fixed stairs to loft space x 1



Single glazed window to front, radiator and fixed stairs leading to loft space.

Bedroom 2 10'5" x 9'0"



Single glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, pedestal washbasin and panel bath, single glazed window.

Loft Space



Floored and boarded out with two velux windows and two radiators and benefiting from power points.

Outside



Block paved area to front whilst to the rear there is a generous garden. There is also a useful lean to providing additional storage space access from the rear garden.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Tenure Freehold

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

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.

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.

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MAIN ROOMS AND DIMENSIONS

Fawcett Street Viewings

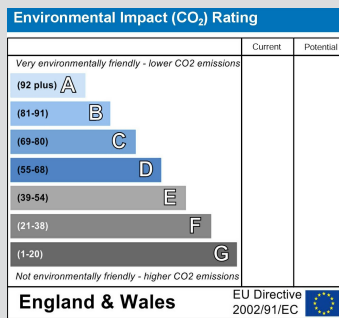
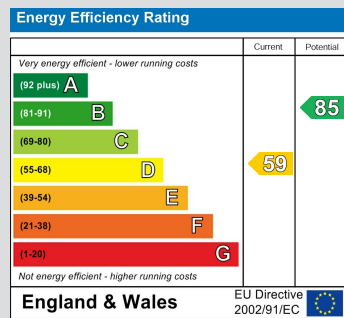
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

Opening Times

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

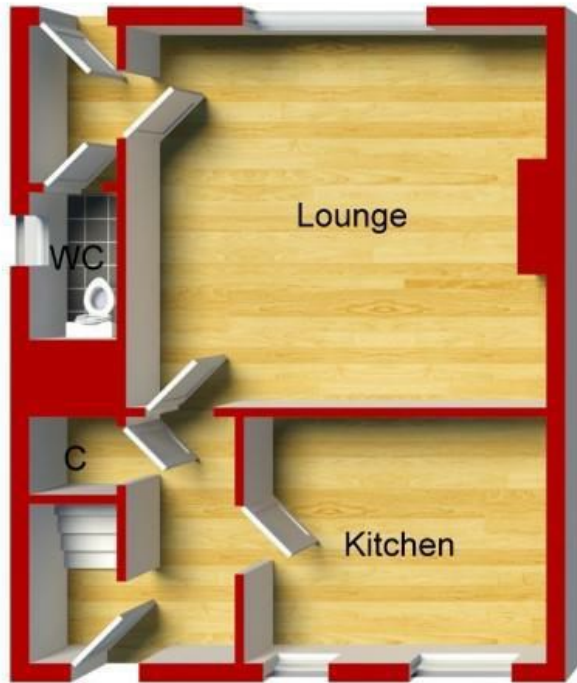
Ombudsman

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



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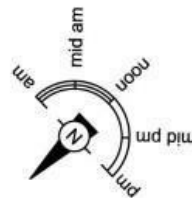
Ground Floor
Approximate Floor Area
(35.45 sq.m)



First Floor
Approximate Floor Area
(35.45 sq.m)



Loft Floor
Approximate Floor Area
(20.26 sq.m)



33 Scruton Avenue