

VIRTUAL VIEWING AVAILABLE - BOOK YOURS NOW!! Occupying highly desirable position on one of the fashionable D streets within the heart of Fulwell, this well proportioned two bedroom semi detached home available with no upward china, offers an excellent opportunity to those wish to live within easy distance of excellent amenities and the coast, all accessible on foot.

The property internally features a reception hall, lounge, living room, kitchen, two first floor bedrooms and a bathroom and benefits from gas central heating and UPVC double glazing and gardens to the front and rear.

In need of some updating and modernising but carrying great potential, this delightful has really attractive kerb appeal and sure to impress all who view.

# MAIN ROOMS AND DIMENSIONS

## 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.

## Ground Floor

UPVC double glazed feature door to

## Reception Hall

Double radiator, turned staircase and attractive double glazed Porthole window to front.

## Living Room 13'5" x 10'4"

UPVC double glazed window to rear, understairs storage cupboard, double radiator.

## Lounge 10'0" x 16'1"

Into UPVC double glazed bay window to front, double radiator, electric fire surround and hearth, coved cornice to ceiling.

## Kitchen 7'11" x 9'8"

Maximum measurements into bay to rear elevation, floor and wall cupboards with marble coloured working surfaces, single drainer sink unit, space and plumbing for automatic washing machine and electric cooker. Space for fridge freezer. Double radiator, UPVC double glazed window to rear and door leading out into rear gardens.

## First Floor Landing

UPVC double glazed window to side, access point to loft.

## Bedroom 1 (front) 10'0" x 14'1"

Into fitted wardrobes with overhead cupboards, UPVC double glazed window and single convector radiator.

## Bedroom 2 (front) 10'8" x 7'2"

Fitted wardrobes and overhead cupboards, bulk head cupboard with wall mounted gas combination boiler serving hot water and radiators, UPVC double glazed window to front and single radiator.

## Bathroom

Low level WC, washbasin vanity unit, walk in shower enclosure - white suite, UPVC lined walls, UPVC double glazed window, double radiator.

## Outside

Landscaped gardens to the front with a magic pebble hard standing area for car accessed via double wrought iron gates (kerb not dropped). Enclosed lawned gardens to the rear with timber shed, patio seating area and borders.

## Council Tax Band

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

## 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.

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## Opening Times

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

## Ombudsman

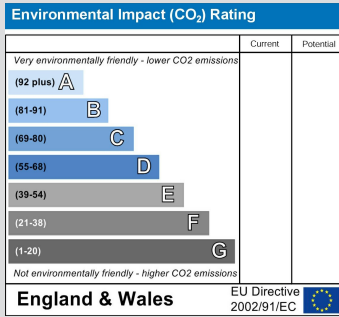
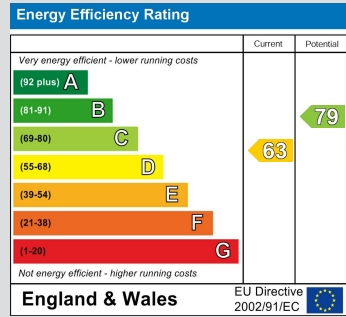
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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**Tried. Trusted. Recommended.** City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



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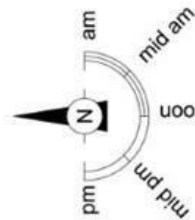


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Ground Floor  
Approximate Floor Area  
(39.35 sq.m)



First Floor  
Approximate Floor Area  
(32.90 sq.m)

10 Darien Avenue