









Ideally situated on Leechmere Road within this ever popular residential area, this two bedroom house features a generous rear garden and is available with immediate vacant possession and no upper chain involved. Internally the recently redecorated accommodation comprises to the ground floor of an entrance lobby with staircase to the first floor, lounge enjoying a dual aspect and a spacious breakfasting kitchen. On the first floor there are two well-proportioned bedrooms and a bathroom/wc. Benefits of the property include gas central heating to radiators, a low maintenance front garden and a lawned garden to the rear. The property is ideally positioned for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. Viewing is highly recommended.

# 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

Access via double glazed entrance door to

### Entrance Lobby

Double glazed windows, radiator and staircase to first floor.

### Lounge 15'0" x 9'1"



Enjoying a dual aspect with double glazed windows to front and rear, and radiator.

### Breakfasting Kitchen 15'1" x 9'1"



Fitted wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include an oven and hob, space for fridge freezer and washing machine, double glazed window to front, single glazed window to rear, radiator, double glazed door to side and built in cupboard.

## First Floor Landing

Single glazed window to rear.

### Bedroom 1 15'1" x 11'5"



Enjoying a dual aspect with double glazed windows to front and single glazed window to rear, radiator and built in cupboard.

### Bedroom 2 9'6" x 9'4"



Double glazed window to front, radiator, built in cupboard and an additional built in cupboard housing the central heating boiler.

## Bathroom



Low level WC, pedestal washbasin and panel bath, part tiled walls, single glazed window and radiator.

## Outside



Low maintenance garden to the front and a generous lawned garden to the rear.

## 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.

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

## 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

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## Fawcett Street Viewings

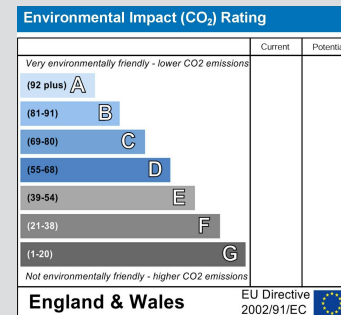
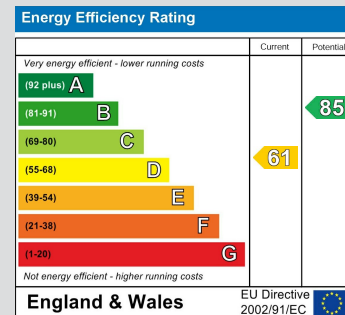
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

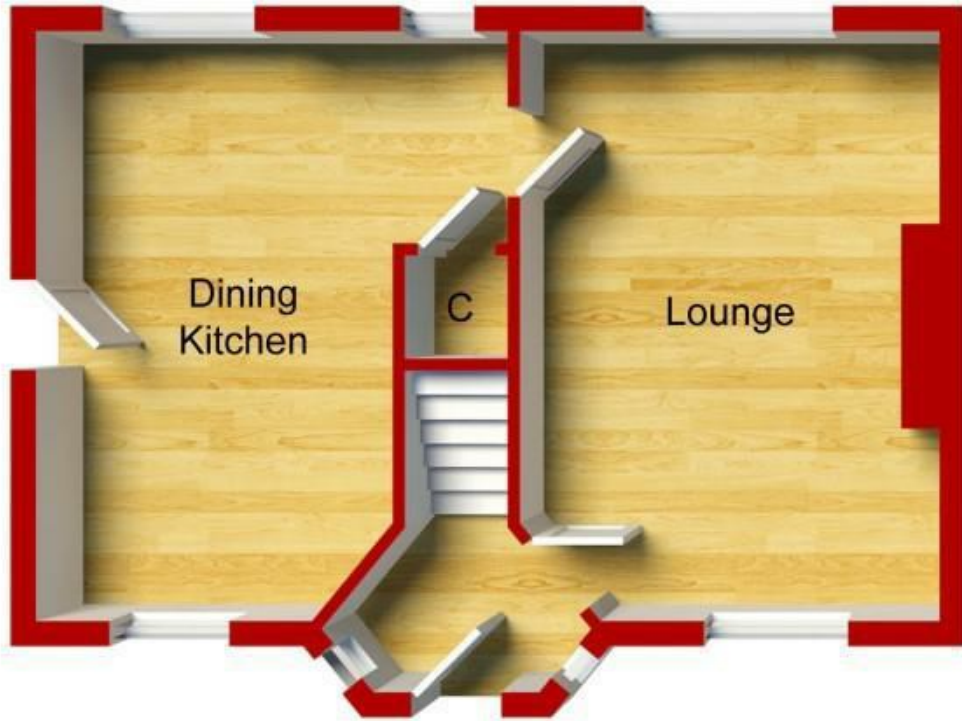
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

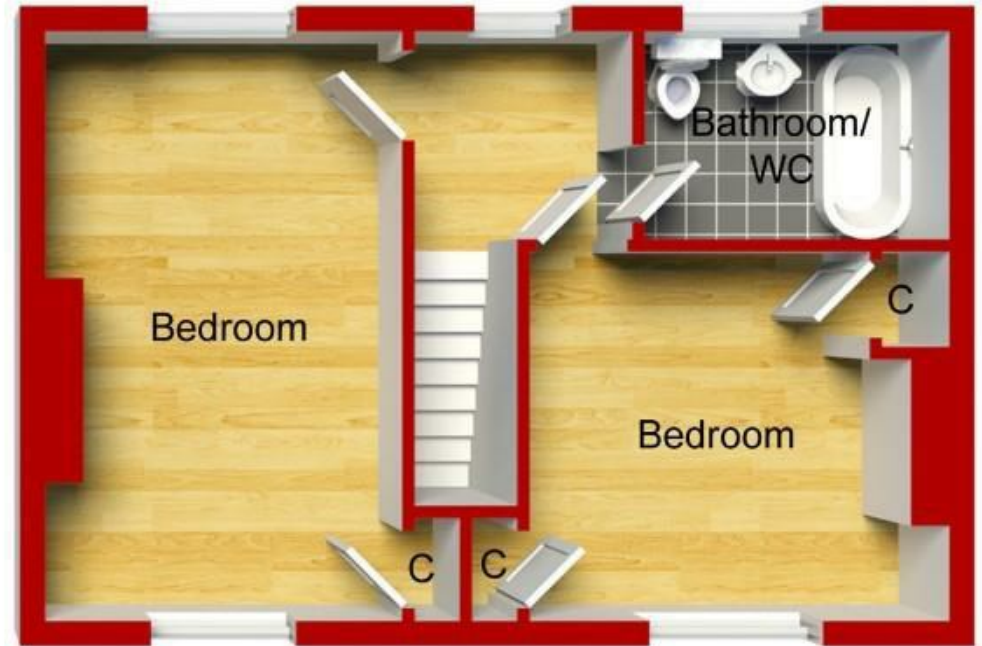
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



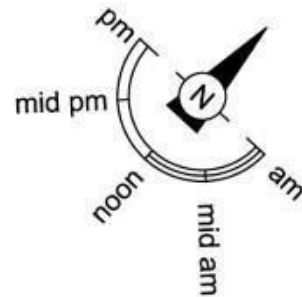
Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323



Ground Floor  
Approximate Floor Area  
(33.68 sq.m)



First Floor  
Approximate Floor Area  
(35.87 sq.m)



102 Leechmere Road