





VIRTUAL VIEWING AVAILABLE - BOOK YOURS NOW!! Excellent investment opportunity and those wishing to buy their first home, this neatly presented first floor two bedroom apartment situated just off Hylton Lane of the periphery of Downhill and Town End Farm, offers superb transport links into Sunderland City Centre and across the A19 corridor. Internal accommodation includes communal entrance, reception hall, living room with large bay windows and superb views, kitchen, 2 bedrooms and a bathroom benefiting from gas central heating and UPVC double glazing, the property to the exterior shares communal gardens and ample parking facilities. Available with no upward chain and carrying a hugely attractive asking price; this home is sure to command a huge level of interest and should be viewed as a matter of urgency.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Door providing access to ground floor lobby with staircase up to first floor.

## First Floor Landing

Landing providing access into the property.

## Entrance Hall

Single radiator, coved cornicing to ceiling, and a storage cupboard.

## Lounge 13'9" x 10'11" (plus bay)

Double glazed bay window with generous views, fire surround and mantle, coved cornicing to ceiling and a single radiator.

## Kitchen 10'4" x 7'4"

Fitted with base and eye level units with work surfaces over incorporating sink and drainer, integrated oven and gas hob, wall mounted boiler, double glazed window and a single radiator.

## Bedroom 1 13'10" x 9'11"

Double glazed window overlooking gardens and a single radiator.

## Bedroom 2 10'4" x 7'4"

Double glazed window overlooking gardens and a single radiator.

## Bathroom

Fitted with low level WC, panelled bath with shower head over, pedestal sink, double glazed window and a single radiator.

## Outside

Generous space for off-street parking with lawned communal gardens to the front.

## 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.

## 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

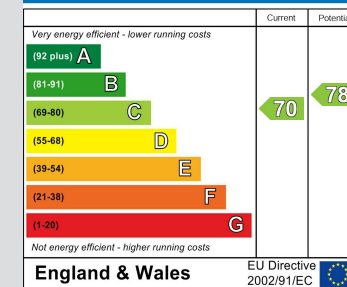
## Opening Times

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

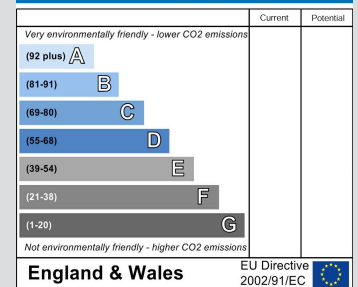
## Ombudsman

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

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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

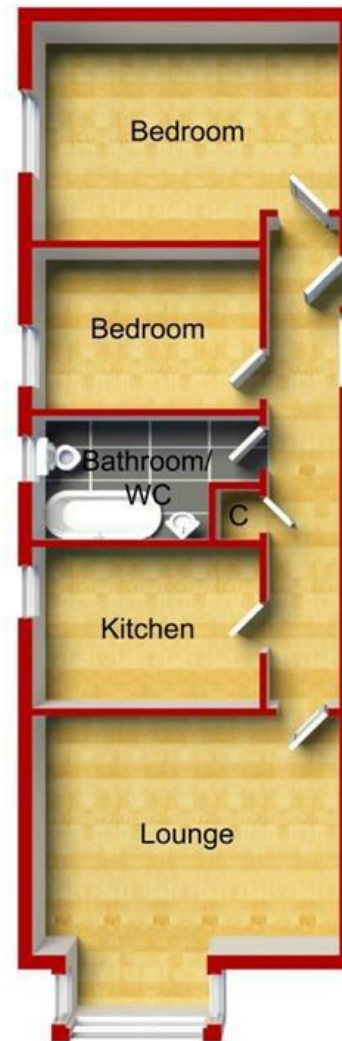
Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

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Approximate Floor Area  
(56.34 sq.m)



18 King James Court