









Lease Extended to 100years! This two bedroom ground floor flat has the added benefits of a garden to the rear and a garage in a block. The accommodation has been recently redecorated throughout and comprises entrance hall, lounge, kitchen, inner hall, two bedrooms and bathroom which all benefit from UPVC double glazing and electric storage heating. The property is situated in the popular residential area of Moorside and is ideally located for all amenities, close to schools and has excellent transport links to Sunderland city centre and local road networks. early viewing is a must. Offered for sale with no upward chain..

MAIN ROOMS AND DIMENSIONS

Entrance Hall

UPVC double glazed entrance door, laminate flooring and doorway leading to the lounge.

Lounge 14'10" X 10'9" (4.52m X 3.28m)

UPVC double glazed window to the front electric fire and feature fire place surround, electric storage heater and radiator.



Kitchen 8'8" X 6'9" (2.64m X 2.06m)

Fitted with a range of wall and base units, worktops, inset sink, splash back tiling, electric hob, electric oven, extractor fan, UPVC double glazed window to the rear and UPVC double glazed door leading to outside.



Inner Hall

With laminate flooring and doors leading to the bedrooms and bathroom.

Bedroom 1 12'0" X 8'11" (3.66m X 2.72m)

UPVC double glazed window to the front, built in wardrobes, radiator and electric storage heater.



Bedroom 2 8'10" X 9'9" (2.69m X 2.97m)

UPVC double glazed window to the front, built in radiator, electric storage heater and laminate flooring.



Bathroom

Bath, wash hand basin, WC, wall tiling, UPVC double glazed window.



Externally

There is an enclosed lawned garden to the rear with garage in a block.



Important Notice

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. 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.

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.

Tenure

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

Viewing

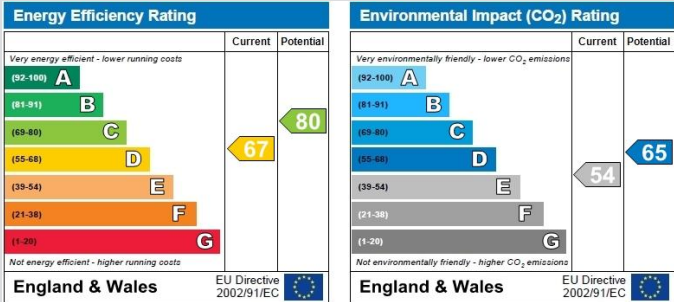
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323, Option1.

Opening Hours

Monday to Friday 9.00am - 6.00pm Saturday 9.00am - 1.00pm

Ombudsman

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



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