



Peter Heron
Residential Sales & Lettings



CHATHAM ROAD, HYLTON CASTLE, SUNDERLAND

O.I.R.O £80,000







This two bedroom end terrace house boasts the distinction of an exceptional size rear garden along with off street parking. The well presented accommodation is arranged over two floors and comprises entrance hall, lounge, dining kitchen, two bedrooms and bathroom all benefiting from UPVC double glazing and gas central heating. Externally there are enclosed gardens to the front and rear along with off street parking at the rear of the property. Occupying an enviable position overlooking a green area in the popular residential area of Hylton castle the property is ideally located for all amenities, close to good schools and has excellent transport links to Sunderland city centre and wider road networks. Early viewing is recommended to appreciate what this property has to offer. Please note there is NO UPWARD CHAIN for this property.

MAIN ROOMS AND DIMENSIONS

Entrance Hall

UPVC double glazed entrance door, stairs to first floor and radiator.

Lounge 12'0" X 11'5" (3.66m X 3.48m)

UPVC double glazed bay window to the front, living flame gas fire and feature fire place surround and radiator.



Dining Kitchen 18'1" X 8'2" (5.51m X 2.49m)

Fitted with a range of wall and base units, worktops, inset sink, splash back tiling, UPVC double glazed window to the rear, electric hob, electric oven, breakfast bar to seat four people, extractor fan, radiator and door leading to rear garden.



First Floor

Landing

With doors leading to the bedrooms and bathroom.

Bedroom 1 14'11" X 9'11" (4.55m X 3.02m)

UPVC double glazed window to the front, radiator, built in storage cupboard housing the wall mounted gas central heating combination boiler.



Bedroom 2 10'11" X 10'3 (3.33m X 3.12m)

UPVC double glazed window to the rear and radiator.



Bathroom 6'1" X 5'7" (1.85m X 1.70m)

Bath with shower over, WC, wash hand basin, splashback tiling, radiator and UPVC double glazed window to the rear.



Externally

To the front of the front of the property there is an enclosed lawned garden. To the rear of the property there is a good sized enclosed garden which incorporates lawn, patio area, raised seating area, herb garden, 6X 4 Shed and double gates providing secure off street parking.



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:-
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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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Tenure

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.

Viewing

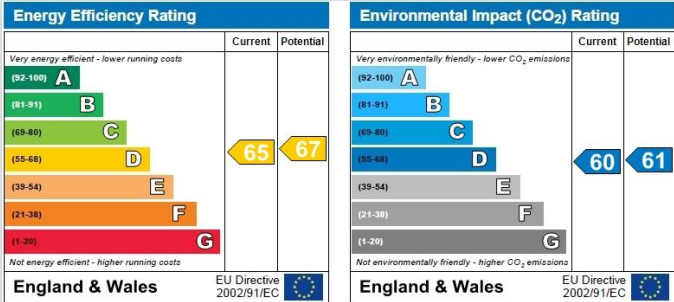
To arrange an appointment to view this property contact our Sea Road branch on 0191 5103323, Option 2.

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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