









Early viewing is recommended of the end link property which sits on a corner plot and boasts the distinction of a garage. The well appointed accommodation is arranged over two floors and comprises; entrance hall, lounge, breakfast kitchen, two bedrooms and bathroom all benefitting from double glazing and gas central heating. Externally there are gardens to the front and rear along with a driveway and garage. Property is situated in the popular residential area of Downhill and is ideally located for all amenities close to schools and boasts excellent transport links to Sunderland City Centre and wider road networks.

MAIN ROOMS AND DIMENSIONS

Entrance Hall

UPVC double glazed entrance door, timber glazed door leading to the lounge.

Lounge 18'0" X 11'11" (5.49m X 3.63m)

UPVC double glazed window to the front, radiator and stairs to the first floor.



Dining Kitchen 11'8" X 8'9" (3.56m X 2.67m)

Fitted with wall and base units, worktops, inset sink, splashback tiling, gas hob, electric oven, UPVC double glazed window the rear, radiator, wall mounted gas central heating combination boiler, UPVC double glazed door leading to outside and personnel door leading to the garage.



First Floor

Landing

With loft access and door leading to the bedrooms and bathroom.

Bedroom 1 11'9" X 10'6" (3.58m X 3.20m)

UPVC double glazed window to the front, fitted wardrobes and radiator.



Bedroom 2 11'11" X 8'11" (3.63m X 2.72m)

UPVC double glazed window to the rear, radiator, built in storage cupboard and fitted wardrobes.



Bathroom 8'9" X 4'8" (2.67m X 1.42m)

Bath with shower over, WC, wash hand basin, part wall tiling, built in storage cupboard, radiator and extractor fan.



Externally

To the front of the property there is an enclosed lawned garden, to the rear of the property there is a block paved driveway which leads to the garage.

Garage 20'2" X 8'10" (6.15m X 2.69m)

Electric roller shutter door, power and lighting.

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.

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

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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

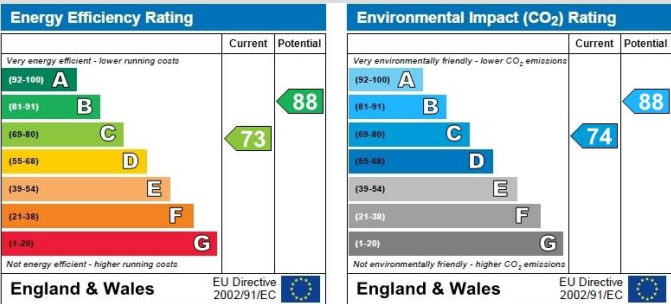
To arrange an appointment to view this property contact our Sea Road branch on 0191 5103323, Option 2.

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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