



Peter Heron

Residential Sales & Lettings



ROCHDALE ROAD, REDHOUSE, SUNDERLAND

£85,000







Early viewing is a must of this larger style two bedroom semi detached house which boast the addition of a conservatory. The accommodation is arranged over two floors and comprises entrance hall, lounge, dining room, conservatory, two bedrooms and bathroom all benefiting from UPVC double glazing and gas central heating. Externally there is an enclosed garden to the front with ample off street parking, to the rear of the property there is an enclosed garden. The property is situated in the popular residential area of Redhouse and is ideally located for all amenities, close to schools and boasts good transport links to Sunderland city centre and wider road networks. EPC Rating - D.

MAIN ROOMS AND DIMENSIONS

Entrance Hall

With UPVC double glazed entrance door, stairs to first floor, radiator and UPVC double glazed window to the side.

Lounge 10'8" X 10'6" (3.25m X 3.20m)

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



Kitchen 8'10" X 8'4" (2.69m X 2.54m)

Fitted with a range of wall and base units, worktops, inset sink, splashback tiling, ceramic hob, electric oven, UPVC double glazed window to the rear, radiator and UPVC double glazed door leading to the outside storage.



Outside Storage

With UPVC double glazed doors leading to the front and to the rear.

First Floor

Landing

With loft access, doors leading to the bedrooms and bathroom.

Bedroom 1 14'11" X 10'5" (4.55m X 3.18m)

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



Dining Room 8'10" X 8'9" (2.69m X 2.67m)

UPVC double glazed door leading to the conservatory, and radiator.



Conservatory 9'3" X 8'0" (2.82m X 2.44m)

UPVC double glazed door leading to outside.

Bedroom 2 11'8" X 9'1" (3.56m X 2.77m)

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



Bathroom 6'4" X 5'6" (1.93m X 1.68m)

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



Externally

To the front of the property the garden has been block paved to provide secure off street parking for multiple

vehicles. To the rear of the property there is an enclosed low maintenance garden and brick built store.



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.

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All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other

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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

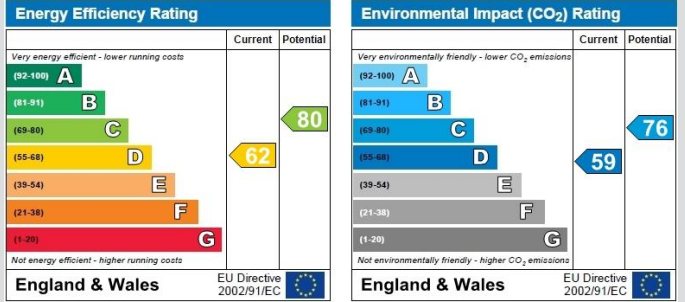
To arrange an appointment to view this property contact our Sea Road branch on 0191 5103323.

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.



Visit or call 0191 510 3323



Ground Floor
Approximate Floor Area
(35.44 sq.m)

First Floor
Approximate Floor Area
(27.51 sq.m)

83 Rochdale Road

Disclaimer

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.