



Peter Heron
Residential Sales & Lettings



LOW STREET, RIVER VIEW, SUNDERLAND

Offers over £69,950





We are privileged to offer for sale this impressive two bedroomed third floor apartment. Situated in this recently constructed modern development and offering superb river views which can only be fully appreciated upon inspection. The subject boasts high calibre and surprisingly spacious accommodation throughout. Briefly comprising 20ft I shaped lounge/diner, kitchen with a comprehensive range of appliances, two good sized bedrooms with well appointed bathroom. Outside there is allocated parking. Conveniently located for many local amenities and major transport link with Sunderland City Centre nearby. The subject has being competitively priced therefore much interest is anticipated. Early viewing is highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

THIRD FLOOR

HALL

Good sized cloaks cupboard and additional airing cupboard, door to

LOUNGE/DINER 5.44m maximum x 6.10m (17'10" maximum x 20'0")

Maximum measurement, two double glazed windows, door to balcony area, door to



KITCHEN 2.31m x 2.29m (7'7" x 7'6")

Fitted with a matching range of base and eye level units with worktop space over, single bowl sink with mixer tap and tiled surround, built in oven and hob with chimney extractor over, integrated microwave, dishwasher and fridge freezer with plumbing for washing machine



BEDROOM 1 2.79m x 3.76m (9'2" x 12'4")

Glazed door to balcony area

BEDROOM 2 2.51m x 3.78m (8'3" x 12'5")

Double glazed window

BATHROOM

Comprising panelled bath, pedestal hand washbasin with tiled surround and w.c, chrome heated towel rail



OUTSIDE

Allocated 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:-

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

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

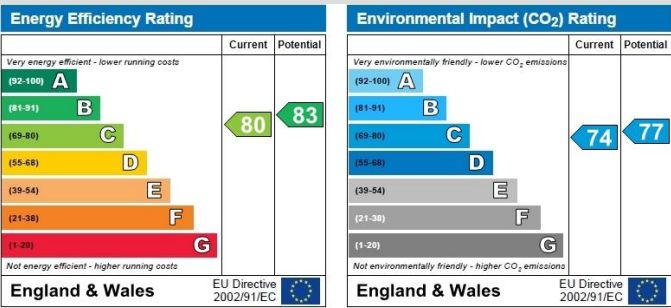
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

OPENING HOURS

Monday to Friday 9.00am - 5.00pm 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