









Occupying a highly sought after position next to the gates of Roker Park, this very well presented ground floor two bedroom flat offers the ideal opportunity to those who require a stair free living space. but wish to be close to the sea front and all local amenities. Comprising reception hall, living room, kitchen, two bedrooms and a bathroom the property benefits from gas central heating, UPVC double glazing and secure off street parking to the rear accessed via remote control gates. Recently refurbished and updated by our client, this property is perfect for those who require a living space which is literally ready to move into. Viewing is a must!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Composite door to

Entrance Lobby

Hardwood flooring.

Hallway

Coved cornicing to ceiling.

Lounge 11'5" x 13'6"



Double glazed window, feature fireplace with gas fire, storage cupboard and radiator.

Kitchen 12'6" x 9'8"



Wall and base units with working surfaces incorporating stainless steel sink with mixer tap, plumbing for washing machine, wall mounted gas combination boiler serving hot water and radiators, two double glazed windows and radiator.

Bedroom 1 (front) 16'8" x 14'2"



Double glazed bay window to front, feature fireplace with gas fire and radiator.

Bedroom 2 (rear) 14'3" x 6'8"

Double glazed door to rear garden and radiator.

Bathroom



Low level WC, washbasin and bath, part tiled walls, two double glazed windows and radiator.

Outside



Shared forecourt with wall and wrought iron gate to front.

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MAIN ROOMS AND DIMENSIONS

Private rear courtyard with up and over access door.

Tenure Leasehold

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.

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. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. 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.

Sea Road Viewings

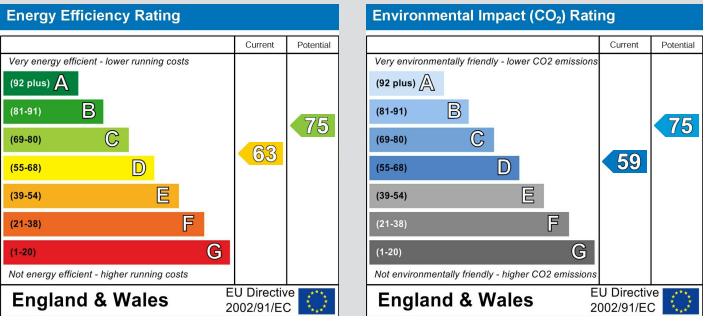
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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



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