









An impressive semi-detached home, featuring a modern 18ft dining kitchen and a generous rear garden. Internally, the accommodation on the ground floor includes an entrance lobby, an attractive lounge and a dining kitchen with French doors to the rear decked area whilst to the first floor there are two well-proportioned bedrooms and a contemporary bathroom. Benefits of the house include cavity loft insulation, double glazing, gas central heating to radiators. Conveniently situated, the property is ideally placed for local shops and schools as well as providing easy access to Sunderland City Centre, Sunderland Royal Hospital and transport connections. Available for sale with no upper chain involved, early viewing is recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Entrance Lobby

Central heating radiator, built in cupboard and staircase to first floor.

Lounge 15'1" into bay x 13'2"



Double glazed bay window to front, central heating radiator and attractive fireplace with an electric fire. Opening through into

Dining Kitchen 18'5" x 8'2"



Fitted with a range of modern wall and base units with work surfaces over incorporating a sink and drainer unit, integrated appliances include an electric oven and gas hob with extractor chimney over, double glazed window to rear,

central heating radiator, double glazed French door to the rear decked area and central heating boiler concealed behind matching unit.

First Floor Landing

Double glazed window to side and central heating radiator. Access via hatch with folding ladders to partially boarded loft space with velux window.

Bedroom 1 13'10" x 11'10"



Double glazed window to front, central heating and built in cupboard.

Bedroom 2 10'0" x 9'9"



Double glazed window to rear and central heating radiator.

Bathroom



Fitted with contemporary suite comprising of a low level WC, pedestal washbasin, P shaped panel bath with mains

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

shower, central heating radiator, tiled floor and part tiled walls, double glazed window.

Outside



Garden to front, space to side and a generous garden to the rear laid mainly to lawn with a decked area.

Tenure Freehold

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.

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.

Fawcett Street Viewings

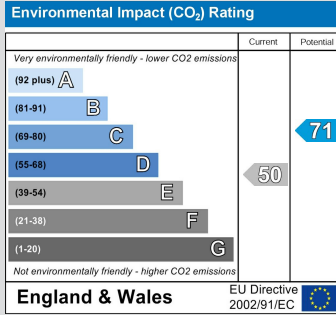
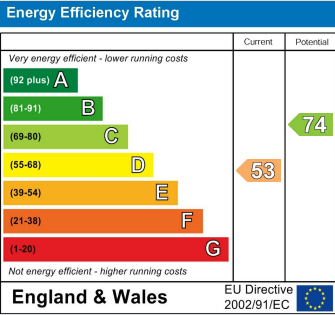
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

