









Public Notice: 20 Rannoch Road Sunderland SR5 5EX. We are acting in the sale of the above property and have received an offer of £63,500. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - C. A larger style, four person two bedroom semi-detached house, provides excellent potential and occupies an enviable position overlooking a green area to the front. The accommodation on the ground floor comprises of an entrance hall, lounge with archway to a dining room and a kitchen whilst to the first floor there are two bedrooms and bathroom/wc. The property benefits from gas central heating to radiators, partial double glazing and gardens to the front and rear. Conveniently located in the ever -popular area of Redhouse, the property is close to a range of amenities, close to schools and providing good access to Sunderland City Centre, Nissan, A19 and wider road networks. With no upper chain involved, early viewing is essential! EPC rating D.

## MAIN ROOMS AND DIMENSIONS

### Ground Floor

Access via double glazed entrance door to

### Entrance Hall

Single glazed window, central heating radiator and staircase to first floor with understairs storage cupboard.

### Lounge 12'0" x 9'8"



Double glazed bow window to front, central heating radiator and archway leading through to

### Dining Room 8'8" x 7'10"

Double glazed patio door, central heating radiator.

### Kitchen 9'2" x 8'0"



Fitted wall and base units with work surfaces over incorporating sink and drainer unit, integrated oven and hob, double glazed window to rear, double glazed door to rear, central heating radiator and wall mounted boiler.

### First Floor Landing

Single glazed window.

### Bedroom 1 14'0" x 8'0" not including fitted robes



Double glazed window to front, central heating radiator and fitted wardrobes.

### Bedroom 2 10'3" max including fitted robes x 10'3"

Double glazed window to rear, central heating radiator and fitted wardrobes.

### Bathroom

Low level WC, pedestal washbasin and panel bath, central heating radiator, single glazed window, tiled walls.

Tried. Trusted. Recommended.

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

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# MAIN ROOMS AND DIMENSIONS

## Outside



Gardens to the front and rear laid mainly to lawn.

## Council Tax Band

We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

## 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 Part 1

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 Part 2

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](http://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.

