









VIRTUAL VIEWING AVAILABLE!! IMMEDIATE VIEWING ESSENTIAL TO AVOID DISAPPOINTMENT!! SAME DAY VIEWING APPOINTMENTS AVAILABLE - CALL NOW!

Available with no upward chain, this popular style two bedroom semi detached house is situated in the sought after residential area of Hill View. Internal accommodation comprises lounge, dining room, contemporary kitchen, two first floor bedrooms and a bathroom. Externally there are gardens to the front and rear. Within easy reach of many excellent amenities including local schools, shops, restaurants and only a short drive to Sunderland City Centre, A19, perfect for commuting to Nissan and Doxford International Business Park. Ideal for first time buyers and landlord investors, immediate internal inspection is highly recommended.

MAIN ROOMS AND DIMENSIONS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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

