











This section of the kitchen includes a stainless steel range hood, a black oven, a gas cooktop, and a coffee machine. The backsplash is made of dark square tiles. The countertop is dark, and the cabinets are light wood with silver handles.



This section of the kitchen features a stainless steel sink with a chrome faucet, a black electric kettle, and a backsplash of dark square tiles. There are also some decorative items on the counter, including a small container with the words "Coffee" and "Tea" written on it.







An attractive and well-presented two bedroom end link house, featuring a conservatory and a generous garden. On the ground floor there is a hall with staircase to the first floor, delightful lounge with bay window, an 18ft breakfasting kitchen with integrated appliances and a conservatory, providing access out on to the decked area. On the first floor there are two double bedrooms and a bathroom/wc. Benefits of the property include double glazing, gas central heating (where stated), garden to the front and a superb rear garden, laid mainly to lawn with a decked area. Situated in the popular area of Nookside, the property is close to a range of amenities, shops and schools as well as offering excellent connections to surrounding areas and major road networks. Viewing is essential.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door to

## Entrance Hall



Radiator, staircase to first floor with understairs storage cupboard.

## Lounge 11'10" x 11'9" into bay



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

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



Double glazed French door to decked area and double glazed windows.

## Breakfasting Kitchen 18'0" x 8'4"



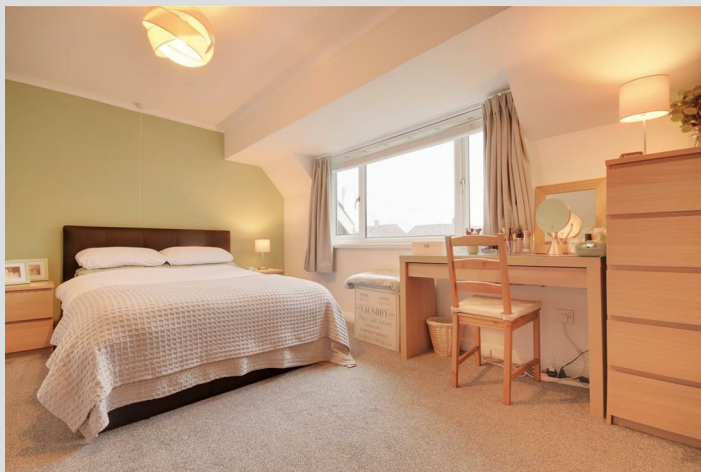
Fitted with modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include an oven and gas hob, fridge freezer and dishwasher, space for the inclusion of a washing machine, radiator, double glazed French doors to

## First Floor Landing

Double glazed window to side.

# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 14'9" x 9'7"



Double glazed window to front, radiator and built in cupboard providing storage and also housing the central heating boiler.

## Bedroom 2 10'10" x 10'5"



Double glazed window to rear, fitted wardrobes and radiator.

## Bathroom



Fitted with a low level WC, pedestal washbasin and panel bath with electric shower over, tiled walls and floor, ladder style radiator and double glazed window.

## Outside



Small lawned garden to front whilst to the rear there is a generous garden laid mainly to lawn with a decked area.

## 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

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# MAIN ROOMS AND DIMENSIONS

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.



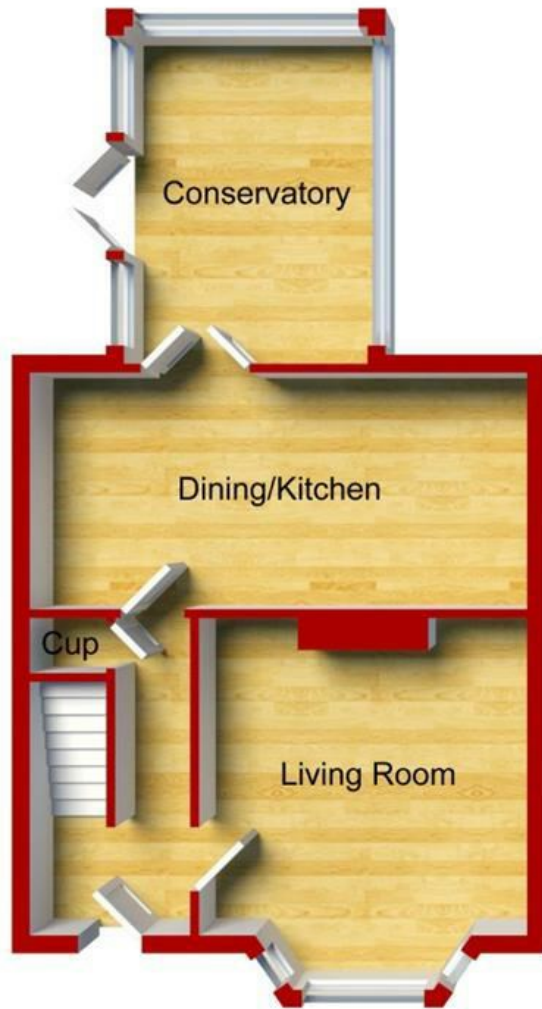
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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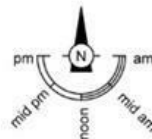




Ground Floor  
Approximate Floor Area  
(34.51 sq.m)



First Floor  
Approximate Floor Area  
( 34.03 sq.m)



46 Henley Road