









Occupying a sought after position on the ever popular Roker Park development set within the heart of this fashionable suburb we introduce this two bed modern link villa. Comprising entrance lobby, living room, dining kitchen, two bedrooms and a bathroom. Benefiting from gas central heating and double glazing, the property externally has gardens to the rear and a drive to the front providing off street parking. Walking distance from all local amenities, parks and beaches this home has a lot to offer to those purchasers searching for Coastal property.

MAIN ROOMS AND DIMENSIONS

Entrance Lobby

door to

Lounge 9'9" x 13'7" plus bay window

Radiator and double glazed window front elevation

Kitchen Diner 12'11" x 8'7"

Base and eye level units with wood effect working surfaces incorporating sink unit with pedestal mixer tap. Integrated electric oven and gas hob. Tiled splash back. Plumbing for automatic washing machine and space for fridge freezer. Double glazed window to rear elevation with double glazed Patio doors to external decked patio area.

Landing

Bedroom 1 12'11 x 10'11

Double glazed window and radiator

Bedroom 2 11'4 x 6'6"

Double glazed window and radiator

Bathroom

W.C, wash hand basin, panelled bath white suite, part tiled walls, double glazed window, radiator.

Externally

Drive to front with off street parking to the rear raised decked patio area and garden laid to lawn.

Council Tax Band Info

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

Important Notice Section 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. 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 Section 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.

Sales Viewing Arrangements

To arrange an appointment to view this property contact us on 0191 5103323, Option1 or book a viewing online at peterheron.co.uk

Opening Hours

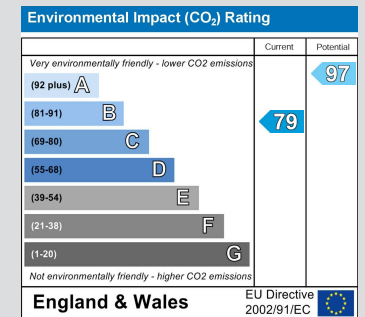
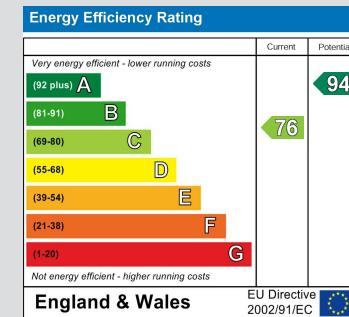
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm

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.

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

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