









TENURE: FREEHOLD

A superb example of this larger style two double bedroom semi-detached home with an impressive and very well-appointed interior, driveway and delightful rear garden. On the ground floor there is an entrance porch, attractive lounge, an 18ft breakfasting kitchen, fitted with an excellent range of units and wood worktops and there is a useful utility room. On the first floor there are two well-proportioned bedrooms and a contemporary bathroom/wc. Benefiting of the property include gas central heating to radiators and UPVC double glazing. The property is ideally positioned within this popular location, convenient for local amenities, shops and schools as well as offering transport links, including the A19. Viewing essential to appreciate the standard of accommodation on offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Porch

Double glazed windows and inner double glazed door to

Lounge 15'7" x 9'3" into alcove



Double glazed bow window to front, radiator, fireplace with living flame effect gas fire, staircase to first floor with understairs storage cupboard.

Breakfasting Kitchen 18'6" x 9'8" narrowing to 8'7"



Fitted with an impressive range of modern wall and base units with wood work surfaces over incorporating sink and drainer unit, integrated appliances include a fridge and freezer, space for an electric oven, double glazed French door to rear, double glazed window to rear.

Utility 12'4" x 9'6"



Double glazed doors to both front and rear, double glazed window, fitted Belfast style sink unit and space for washing machine.

First Floor Landing



Double glazed window.

Bedroom 1 15'4" x 8'5"



Double glazed window to front, radiator and built in cupboard.

Bedroom 2 9'0" x 10'5" max including fitted robes



Double glazed window to rear, radiator and fitted sliding door wardrobe and built in cupboard.

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

Bathroom



Contemporary suite comprising of a low level WC, pedestal washbasin and bath, chrome ladder style central heating radiator, attractive tiled walls and floor, two double glazed windows.

Outside



To the front of the property is block paved with a driveway area whilst to the rear there is a delightful garden with lawned and decked areas.

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

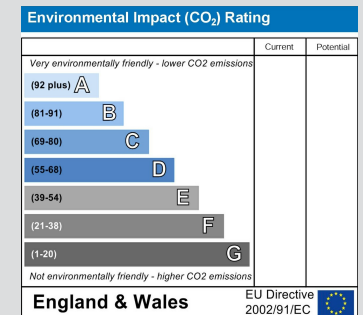
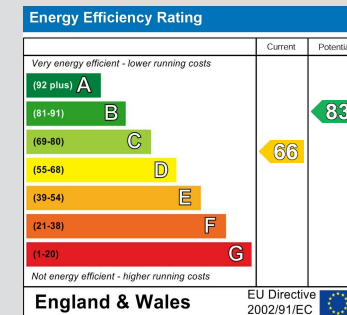
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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

MAIN ROOMS AND DIMENSIONS



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

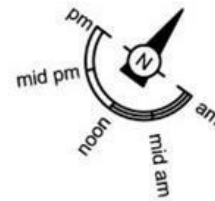
Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor
Approximate Floor Area
(45.15 sq.m)



First Floor
Approximate Floor Area
(34.12 sq.m)



85 Renfrew Road