









VIRTUAL VIEWING AVAILABLE - BOOK YOURS NOW!! An attractive and well-appointed semi-detached home, providing deceptively spacious accommodation. Internally the accommodation includes an entrance porch, hall, lounge opening through to a dining room and a modern fitted kitchen whilst to the first floor there are two double bedrooms, bathroom and separate wc. Externally there is a garden to the front with driveway, a useful 24ft lean to store and a generous garden to the rear. This popular location provides easy access to local amenities, shops and schools as well as offering transport connections to Sunderland City Centre and surrounding areas. With no upper chain involved and immediate vacant possession, early viewing is recommended.

MAIN ROOMS AND DIMENSIONS

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.

Ground Floor

Access via double glazed entrance door to

Entrance Porch

Double glazed window and inner part glazed door to

Hallway



Staircase to first floor and radiator.

Lounge 15'0" into bay x 12'11" into alcove



Double glazed bay window to front, radiator and the room opens through into

Dining Room 14'10" x 11'5" into alcove



Double glazed French door to rear and radiator.

Kitchen 11'10" x 7'5"



Modern wall and base units with work surfaces over incorporating sink and drainer unit, space provided for the inclusion of a range style cooker, fridge freezer, washing machine and tumble dryer, double glazed window to rear, built in cupboard with storage space and houses the central heating boiler. Door connects to Lean through store.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing



Double glazed window to side.

Bedroom 1 12'3" max x 11'10" max including fitted robes



Double glazed window to front, radiator and fitted wardrobes.

Bedroom 2 12'5" max x 11'1"



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

Bathroom



Modern suite comprising of a pedestal washbasin, panel bath with electric shower over, chrome ladder style radiator, tiled walls and floor.

Separate WC



Outside



Driveway to the front with a garden, whilst to the rear there is a generous garden.

Lean to Store 24'1" x 6'3"

Main double access doors at front, door to kitchen and doors leading out into rear garden.

Council Tax Band

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

MAIN ROOMS AND DIMENSIONS

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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Fawcett Street Viewings

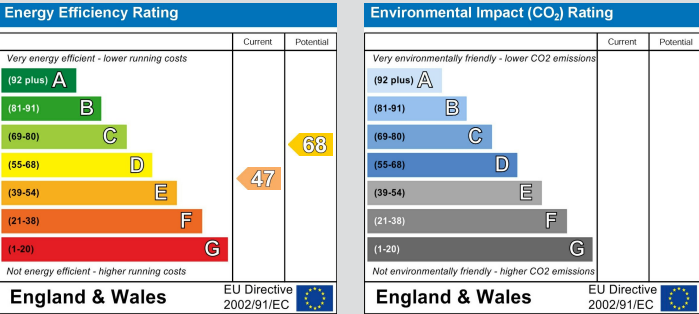
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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.

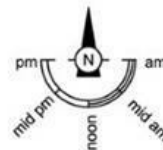


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Ground Floor
Approximate Floor Area
(61.00 sq.m)



First Floor
Approximate Floor Area
(41.90 sq.m)

29 Tudor Grove