









This beautiful two bedroom mid terraced home offers comfortable ready to move into accommodation perfect for first time buyers and families. Arranged over two floors, the property features a lounge, dining room, kitchen and bathroom whilst to the first floor two double bedrooms. Externally there is an enclosed rear courtyard with up and over access door. Just a short walk from excellent amenities including good schools, Sea Road shopping centre, Seaburn Metro station and the Sea front, the property is also well placed for the City centre and A19. Internal inspection highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Reception Hall

Wood effect laminate flooring, double radiator and under stair storage cupboard.

### Lounge 13'6" x 11'4"



Double glazed window to front, double radiator, wood effect laminate flooring and feature cast iron fireplace.

### Dining Room 13'3" x 11'8"



Double glazed window to rear, wood effect laminate flooring, double radiator and staircase to first floor.

### Kitchen 14'1" x 6'10"



Base and eye level units with working surfaces over with sink and drainer unit, tiled splashbacks, integrated oven and hob with extractor, integrated dishwasher, wood effect laminate flooring, double glazed window to rear, double radiator.

### Rear Lobby

Door to rear courtyard. Wall mounted combi boiler.

## Bathroom



Low level WC, washbasin, panel bath and walk in shower cubicle, heated towel rail, double glazed window, wall mounted column radiator, tiled walls and flooring.

## First Floor Landing

### Bedroom 1 13'7" x 12'9"



Double glazed window to front, double radiator and storage cupboard.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 14'2" x 11'9"



Double glazed window to rear, storage cupboard and double radiator.

## Outside



Enclosed rear courtyard

## Council Tax Band

The Council Tax Band is Band A.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## 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

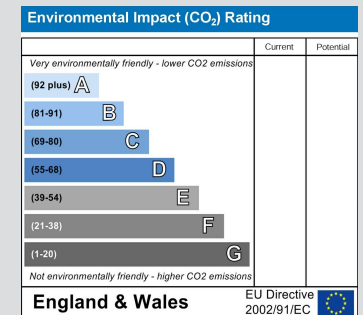
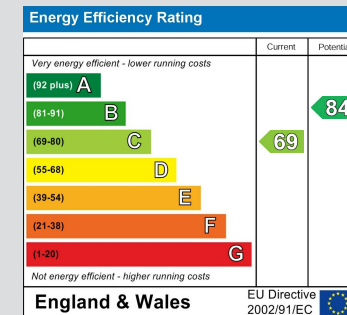
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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.



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