









An attractive two bedroom ground floor flat with its own private rear courtyard and available with immediate vacant possession and no upper chain involved. Internally the accommodation is accessed via its own private entrance, there is a hall, lounge, a modern breakfasting kitchen, bathroom/wc and two bedrooms. Benefits of the property include double glazed windows, gas central heating to radiators and a private courtyard to the rear with an up and over access door. This location is ideal for access to local shops and schools, as well as the sea front, Roker Park and excellent transport connections. Early viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door, inner wooden door to

Entrance Hall

Radiator and doors to bedroom one and the lounge.

Lounge 13'11" x 13'2"

Double glazed window to the rear elevation, radiator, feature fireplace, built in storage and doors to bedroom two and to the kitchen.

Breakfasting Kitchen 12'7" x 9'10"

Range of wall and base units with counter tops over incorporating a 1 1/2 bowl stainless steel sink and drainer unit with mixer tap, Integrated appliances include an oven, gas hob and an extractor fan. Space has been provided for the inclusion of a washing machine and tumble dryer, there is a breakfast bar, double glazed window to the rear, radiator and a door to the rear lobby.

Rear Lobby

Space provided for a fridge freezer, UPVC door to the rear and a door to the bathroom.

Bathroom

Low level WC, wash hand basin, bath with shower over, radiator and a double glazed window.

Bedroom 1 13'2" x 11'1"

Double glazed window to the front, double radiator and fitted wardrobes.

Bedroom 2 10'0" x 7'6"

Double glazed window to the rear and a radiator.

Outside

Courtyard to the rear with an up and over access door.

Tenure LH

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease

Term is 999 years from 1985 and the Ground Rent is £0

Ground rent review period (year/month) - NO GROUND RENT PAYABLE

Annual Ground rent increase % - NO GROUND RENT PAYABLE

Any prospective purchaser should clarify this with their Solicitor.

Council TaxBand

The Council Tax is Band A.

Important Notice

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. 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.

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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 £300.00 by Movewithus Ltd.

Viewings Srd

To arrange an appointment to view this property contact our Sea Road branch on .

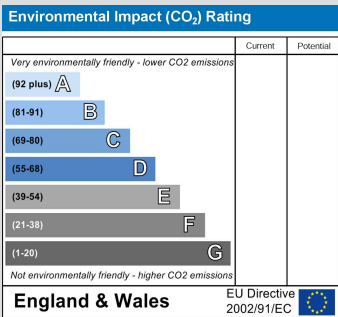
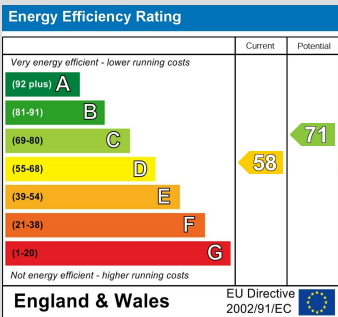
Opening Times

Monday - Friday 9.00am to 5.00pm

Saturday 9.00am to 12noon

Ombudsman

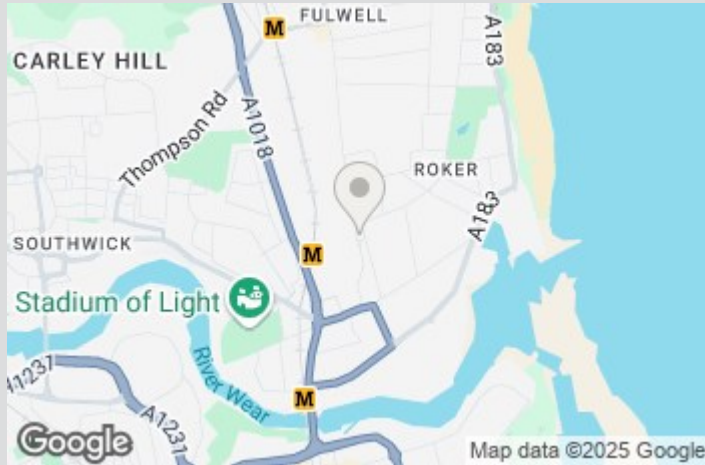
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MAIN ROOMS AND DIMENSIONS



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