









Occupying a quiet position within the popular coastal suburb of Roker, this popular style two bedroom flat, is available with no upward chain and offers an exciting opportunity for first time buyers and investor landlords alike.

In need of some updating and modernising but priced accordingly, the property internally comprises lounge, kitchen, two bedrooms and a bathroom whilst externally there is a courtyard to the rear with off street parking.

Walking distance from the sea front, St Peters University Campus, Sheepfolds and Sunderland City centre, the property is close to a superb range of amenities and sure to command a considerable level of interest and therefore should be viewed as a matter of urgency.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door and staircase to first floor.

First Floor Accommodation

Landing

Access hatch to loft.

Lounge 14'0" x 13'3"



Double glazed window to rear, radiator, electric fire and door to rear hall.

Rear Hall

Double glazed window rear, radiator, open plan into kitchen and door leading to ground floor for access to garden.

Kitchen 8'10" x 6'10"



Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer. Space for oven, low level fridge and freezer and washing machine. Wall mounted Boiler and double glazed window to rear.

Bedroom 1 14'10" x 13'6"



Double glazed window to front and radiator.

Bedroom 2 7'5" x 7'1"



Double glazed window to front and radiator.

Bathroom



Low level WC, washbasin and bath, radiator and double glazed window to rear.

Outside



Low maintenance rear courtyard.

Council Tax Band

The Council Tax Band is Band A.

Tenure Leasehold

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 1/7/1985 and the Ground Rent is £2.00 per annum.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

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MAIN ROOMS AND DIMENSIONS

Any prospective purchaser should clarify this with their Solicitor.

Important Notice - Particulars

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.

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.

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.

Sea Road Viewings

To arrange an appointment to view this property please

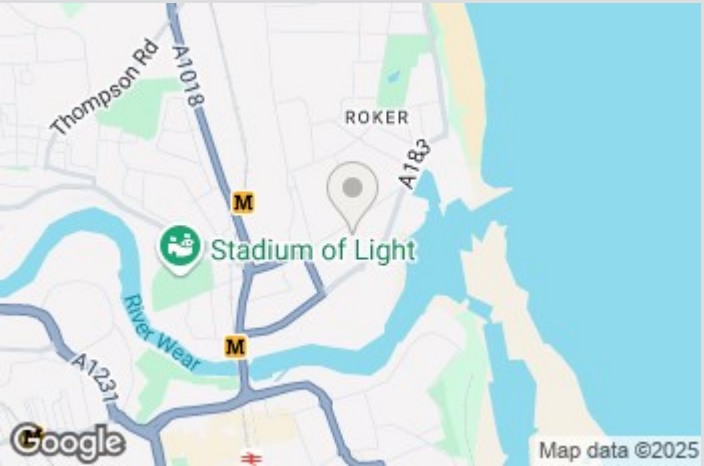
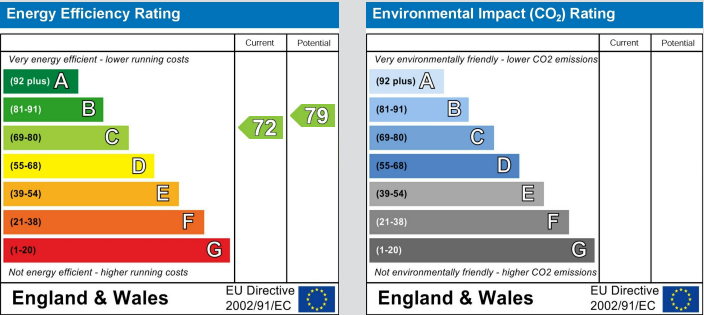
contact our Sea Road branch on or book viewing online at peterheron.co.uk

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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