

A spacious two bedroom end link house with a driveway and generous rear garden within this popular and convenient area, available with no upper chain involved. Internally the accommodation on the ground floor includes an entrance lobby, lounge and a kitchen whilst to the first floor there are two well-proportioned bedrooms and a bathroom/wc. Externally there are gardens to the front and rear. The property is well placed for access to local amenities as well as offering excellent links to major road connections including the A19. Viewing essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed door to

Entrance Lobby

Staircase to first floor and double radiator.

Living Room 12'7" into alcoves x 13'11"

UPVC double glazed bow window to front, coved cornicing to ceiling, single radiator and door to kitchen.

Kitchen 5'11" x 11'11" not including alcoves

Wall and base units with work surfaces over incorporating sink and drainer unit, tiled splashbacks, space for washing machine and fridge freezer, wall mounted Baxi boiler, UPVC double glazed window to rear. Door to lobby.

Lobby

Base units with integrated hob with extractor over, UPVC double glazed window to side and UPVC double glazed door to outside.

First Floor Landing

UPVC double glazed window to side, double radiator and access to loft.

Bedroom 1 12'5" into alcove x 10'9"

UPVC double glazed window to front, single radiator and built in cupboard.

Bedroom 2 9'3" x 9'7"

UPVC double glazed window to rear, single radiator.

Bathroom

Low level WC, pedestal wash basin and panel bath with mains shower over, UPVC double glazed window to rear, single radiator, tiled walls and tiled floor.

Outside

Gardens to the front and rear.

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.

Fawcett Street Viewings

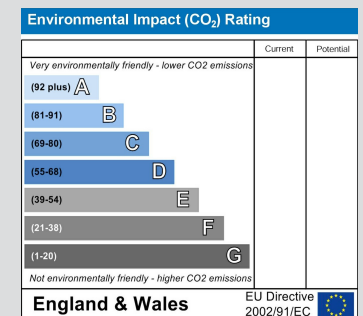
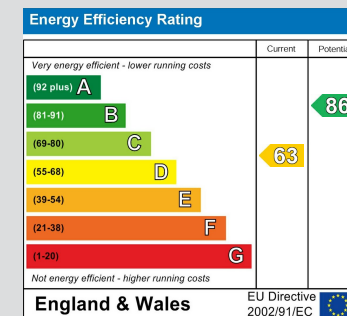
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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MAIN ROOMS AND DIMENSIONS



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