













This popular style two bedroom semi detached home offers an excellent opportunity to first time buyers and investor landlords. Enjoys a more favored position on the periphery of this conveniently located estate set back from the road and located just off Hylton Road and is within easy reach of the A19 making it ideal for Nissan, Amazon and Doxford International Business Park, whilst the City Centre is also within short travelling distance. Internal accommodation includes a lounge, kitchen, two double sized first floor bedrooms a bathroom. Externally there are gardens to the front and rear. Internal inspection highly recommended!



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door to

## Entrance Lobby

Staircase to first floor.

## Lounge 13'3" x 11'3"



Double glazed bay window to front, double radiator and door to kitchen.

## Kitchen 14'6" x 5'3" maximum



Wall and base units with work surfaces over incorporating single sink unit and drainer, space for cooker, washing machine and fridge freezer, tiled splashbacks, radiator and double glazed window to rear. UPVC door to rear garden.

## First Floor Landing

## Bedroom 1 11'7" x 10'5"



Window to front, radiator and storage cupboard.

## Bedroom 2 8'7" x 8'0"



Window to rear and radiator.

## Bathroom



Low level WC, washbasin and panel bath with waterfall overhead shower, window to rear and chrome heated towel rail.

## Outside



Gardens 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

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# MAIN ROOMS AND DIMENSIONS

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

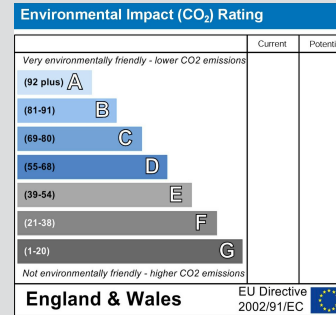
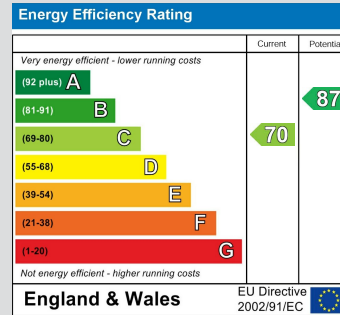
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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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