









Situated within the ever popular St. Aidan's Estate, this two bedroom semi-detached house, provides great potential. The accommodation includes an entrance porch, hall with staircase to the first floor, lounge, dining room, kitchen and bathroom/wc whilst to the first floor there are two well-proportioned bedrooms. Externally there are attractive gardens to the front and rear, along with an attached garage. Benefits of the house include gas central heating to radiators and double glazed windows. This convenient location is well placed for local amenities, shops and schools as well as providing excellent links to surrounding areas. Available with no upper chain involved, early viewing is essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Porch



Double glazed windows and an inner Composite door to hallway.

Hall



Staircase to first floor, radiator, double glazed window and doors to the dining room and bathroom.

Lounge 11'11" x 10'8"



Double glazed window to front, radiator and built in cupboard. Opening to dining room.

Dining Room 9'8" x 8'9"



Double glazed window and radiator. Access through to kitchen.

Kitchen 9'5" x 4'5"



Fitted units with work surfaces over incorporating sink and

drainer unit, space for fridge freezer, radiator, double glazed window to rear and Composite door leading out to rear garden.

Bathroom



Low level WC, pedestal washbasin and pael bath, radiator, double glazed window and tiled walls.

First Floor Landing

Double glazed window to rear and built in cupboard providing storage and housing the boiler.

Bedroom 1 11'10" maximum including robes x 11'10"



Double glazed window to front, radiator and fitted wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'4" maximum including robes x 8'10"



Double glazed window, radiator and fitted wardrobes.

Outside



There are gardens to the front and rear along with attached GARAGE (please note will require repair and upgrading).

Council Tax Band

The Council Tax Band is Band B.

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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