













For Sale by Modern Method of Auction; Starting Bid Price £85,000 plus reservation Fee.

An attractive two bedroom semi-detached house with a garage within this ever popular area, available with immediate vacant possession and no upper chain involved. Internally the accommodation on the ground floor includes an entrance lobby, lounge and a kitchen / diner whilst to the first floor there are two well-proportioned bedrooms and a bathroom/wc. This location provides easy access to local amenities, shops and schools as well as offering links to Sunderland City Centre, Sunderland Royal Hospital and transport connections including the Northern Spire Bridge and A19. Viewing highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Entrance via UPVC door into

## Entrance Lobby

With a staircase to the first floor and a door to the lounge.

## Lounge 14'0" x 12'6"



Double glazed bay window to the front, a radiator, electric fire and door to the kitchen/diner.

## Kitchen Diner



Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit. Integrated appliances include an oven and hob with extractor hood over, space has been provided for the inclusion of a washing machine and fridge freezer. There is a double glazed window, a French UPVC door to rear, a radiator and a storage cupboard.

## First Floor Landing

Landing with a double glazed window and doors to bedrooms one and two and to the bathroom.

## Bedroom 1 14'2" x 8'4" max



Double glazed window to the front, there are two storage cupboards and a radiator.

## Bedroom 2 10'2" x 10'2"



Double glazed window to the rear and a radiator.

## Bathroom



Low level WC, hand wash basin and bath with shower attachment, there is a radiator and a double glazed frosted window.

## Outside



Garden with a decked area to the rear, there is a garage and driveway providing off street parking to the front.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Council Tax Band

The Council Tax Band is Band A.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

**Tried. Trusted. Recommended.** City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



# MAIN ROOMS AND DIMENSIONS

## Important Notice

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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 £210.00 by Movewithus Ltd.

## Fawcett Street Viewings

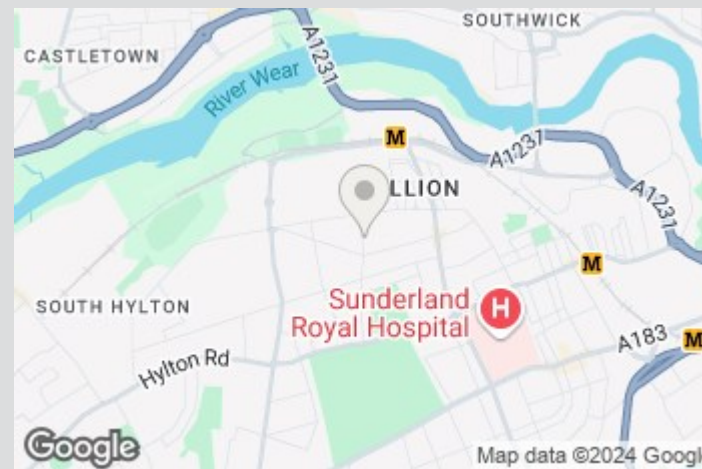
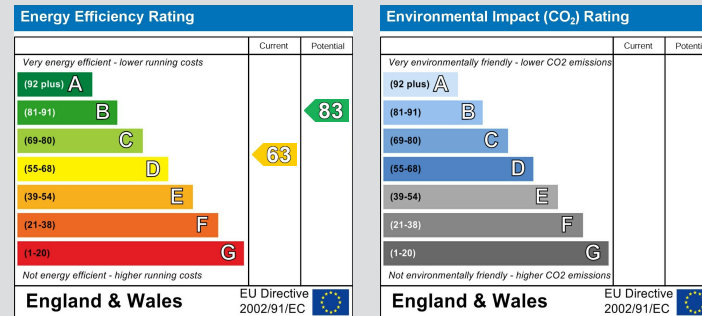
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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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