









An impressive, extended semi-detached house, situated within this ever popular area, available for sale with no upper chain involved. Internally the well-presented accommodation on the ground floor includes an entrance porch, hall with staircase to the first floor, spacious lounge, dining room with French doors to the rear, a superb modern kitchen and there is a downstairs wc. On the first floor there are two bedrooms and a bathroom/wc. Externally there is a low maintenance garden to the front with a block-paved driveway, a single garage and a paved garden to the rear with a decked area. This convenient location provides easy access to local amenities, shops and schools as well as to Sunderland Royal Hospital and transport links to surrounding areas. Early viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance via Composite entrance door into

Entrance Porch

Glass UPVC door to hallway.

Hall

Stairs to first floor and door to lounge.

Lounge 12'5" x 12'4"



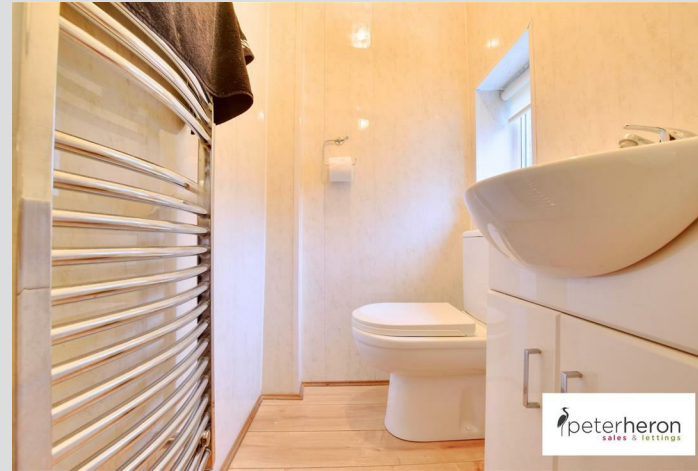
Double glazed bay window to front, radiator, alcoves and feature fireplace. Open plan into dining room.

Dining Room 11'6" x 7'6"



Double radiator and double glazed French UPVC doors to rear. Door to kitchen.

Ground Floor WC



Low level WC and washbasin set into vanity unit, chrome heated towel rail.

Kitchen 11'10" x 11'4"



Stunning modern fitted kitchen fitted with a range of wall and base units with marble effect countertops over incorporating a 1 1/2 bowl stainless steel sink and drainer unit, double glazed windows to the side elevations, radiator. Integrated appliances include a low level fridge and freezer and dishwasher. Range style five burner gas oven. Space for washing machine. Composite door to the rear.

First Floor Landing

Double glazed window to side.

Bedroom 1 14'4" x 12'11" maximum



Double glazed bay window and window to the front elevation, built in wardrobes and dressing table, radiator.

Bedroom 2 10'1" x 9'5"



Double glazed window to rear, radiator, built in wardrobes and dressing table.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, washbasin and free standing bath with shower attachment, chrome heated towel rail, double glazed frosted window.

Outside



Generous front and rear gardens with a garage and driveway providing off street parking.

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 23/11/1935 and the Ground Rent is £4 per annum.

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

Any prospective purchaser should clarify this with their Solicitor.

Important Notice

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 £210.00 by Movewithus Ltd.

Fawcett Street Viewings

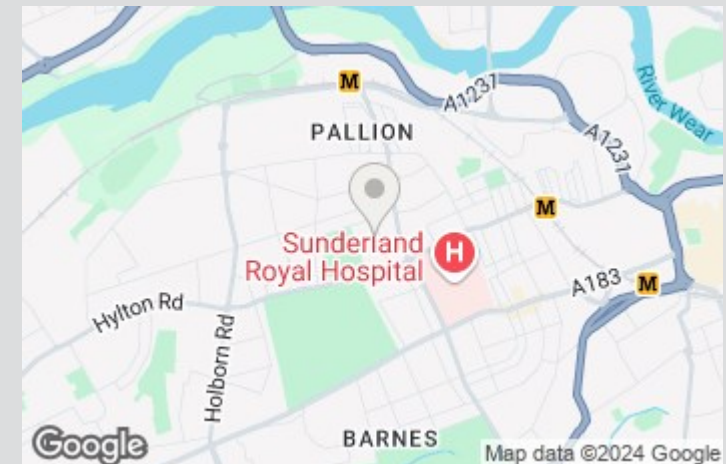
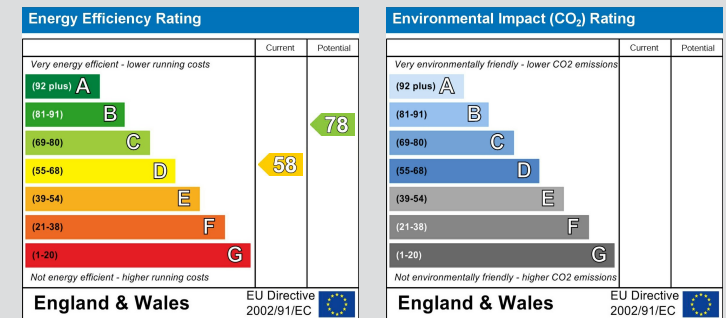
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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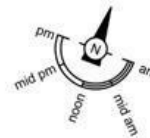
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Ground Floor
Approximate Floor Area
(45.40 sq.m)



First Floor
Approximate Floor Area
(31.00 sq.m)



20 Arlington Street