









A delightful two bedroom first floor flat within this popular area of Moorside, available with immediate vacant possession and no upper chain involved. Internally the accommodation is accessed via its own private entrance and includes an entrance lobby with staircase to the first floor, lounge, kitchen, two bedrooms and a contemporary shower room/wc. The flat benefits from double glazing, electric storage heaters, garden to the front and a single garage located in a nearby block. Situated within this popular area of Moorside, the property is well served by local amenities and provides easy access to Doxford International Business Park and to major road connections including the A19. Early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

All on First Floor

Access via entrance door and stairs to first floor.

Landing Area



Double doors connecting through to lounge.

Lounge 15'1" x 11'4"



Large double glazed window, electric storage heater and door to kitchen.

Kitchen 8'11" x 6'8"



Fitted with a range of modern wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include electric oven and electric hob, space for fridge freezer and washing machine, double glazed window to rear.

Bedroom 1 12'2" x 8'4"



Measurements include fitted furniture but not sliding wardrobes. Double glazed window to front, fitted mirror fronted sliding door wardrobes and electric storage heater.

Bedroom 2 9'8" x 8'9"



Including fitted units, double glazed window to rear and electric storage heater. Built in wardrobe.

Shower Room



Low level WC, washbasin set into vanity unit and walk in shower, tiled floor, part tiled walls, double glazed window.

Outside



Garden to the front and a garage in a nearby block.

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MAIN ROOMS AND DIMENSIONS

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 99 years from 1/3/1970 and the Ground Rent is £15.00 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 - Particulars

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

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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 £300.00 by Movewithus Ltd.

Fawcett Street Viewings

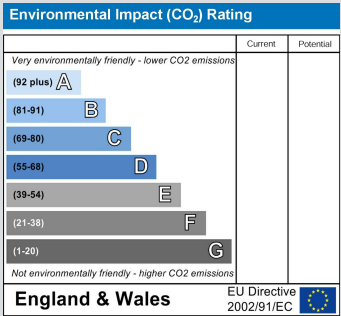
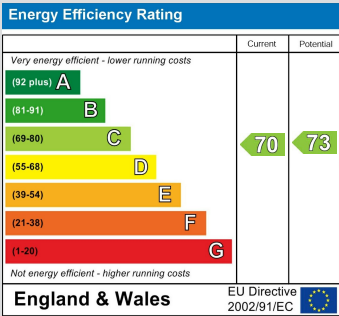
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.

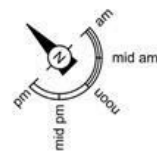


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Ground Floor
Approximate Floor Area
(54.80 sq.m)



17 Maree Close