















An attractive two bedroom semi-detached house with a driveway and delightful garden, situated within this popular residential area. Internally the well appointed accommodation includes an entrance lobby, lounge, modern kitchen and a sun room whilst to the first floor two well-proportioned bedrooms and a wet room/wc. Externally there is a lawned garden to the front with a driveway and garden to the rear. This convenient location provides excellent access to local amenities, shops and schools as well as offering excellent transport links to surrounding areas. With no upper chain involved, early viewing is essential to appreciate this superb home!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Entrance Hall

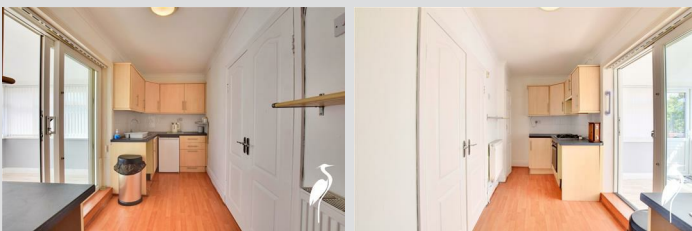
Staircase to first floor.

## Lounge 13'6" x 12'11"



Double glazed bay window to front, radiator, feature fireplace and storage built into alcove. Double doors into kitchen.

## Kitchen 16'10" x 5'10"



Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and cooker hood. Space for washing machine, low level fridge and freezer. Double radiator and pantry cupboard. UPVC double glazed sliding doors to conservatory.

## Sun Room 11'2" x 8'1"



Double glazed windows and UPVC door to rear.

## First Floor Landing

Double glazed window and loft access hatch.

## Bedroom 1 13'7" x 9'6"



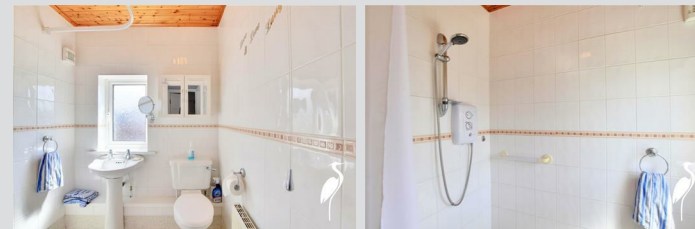
Double glazed window to front, radiator and storage cupboard.

## Bedroom 2 9'7" x 9'3"



Double glazed window to rear and built in wardrobes.

## Wet Room



Low level WC, washbasin and shower, double glazed window to rear and radiator.

## Outside



There is a lawned garden to the front with a driveway and garden to the 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 - 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

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# MAIN ROOMS AND DIMENSIONS

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 £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

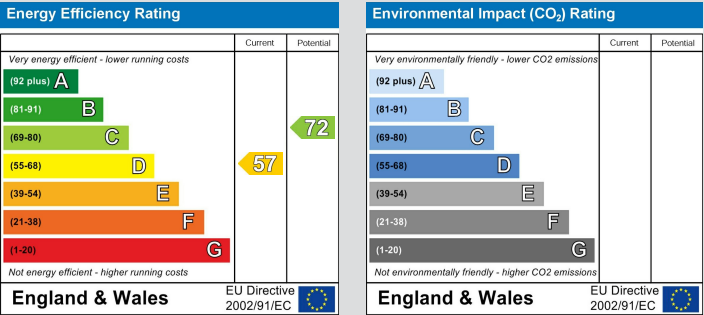
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.

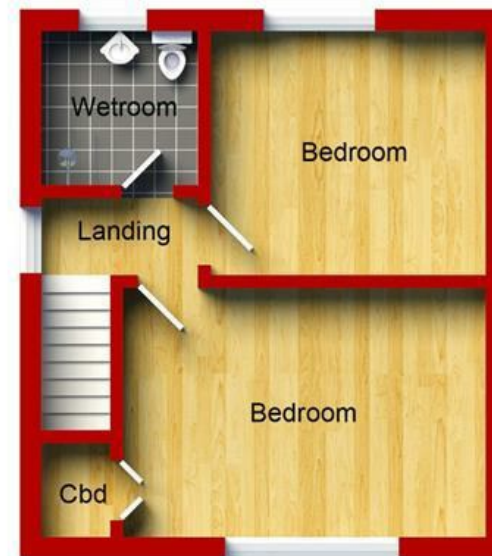


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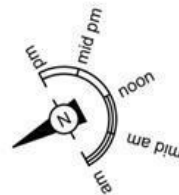
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Ground Floor  
Approximate Floor Area  
(39.40 sq.m)



First Floor  
Approximate Floor Area  
(30.50 sq.m)



35 Peebles Road