









A delightful two bedroom mid terraced home popularly situated on the favourable Humbledon estate perfect for first time buyers and those looking to downsize. Briefly comprising entrance hall, lounge, kitchen, bathroom, two first floor bedrooms and a washroom. Externally low maintenance garden to front and generous rear gardens. Benefiting from gas central heating and UPVC double glazing. Ideal for access to local amenities, shops and schools as well as offering excellent connections to Sunderland City Centre and major road links. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Hall

Radiator and stairs to first floor. Door to lounge.

Lounge 13'5" x 12'9"



Double glazed bay window to front, radiator, feature fireplace, and 2x storage cupboards. Sliding doors to kitchen.

Kitchen 10'5" x 7'3"



Range of wall and base units with countertops over incorporating single bowl stainless steel sink and drainer unit with mixer tap. Space for cooker, washing machine and fridge freezer. Double glazed window rear and UPVC door to rear. Door to bathroom.

Bathroom

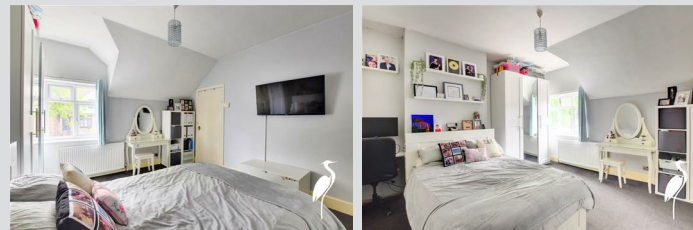


Washbasin, bath and walk in shower cubicle, chrome heated towel rail and double glazed window.

First Floor landing

Storage cupboard and access hatch to loft.

Bedroom 1 13'6" x 12'9"



Double glazed window to front, double radiator and storage cupboard.

Bedroom 2 10'11" x 7'6"



Double glazed window to rear and radiator.

Washroom



Low level WC and washbasin vanity unit, double glazed window.

Outside



Low maintenance front garden. Generous attractive rear garden with decked and lawned areas.

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.

Visit 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 - Particulars

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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

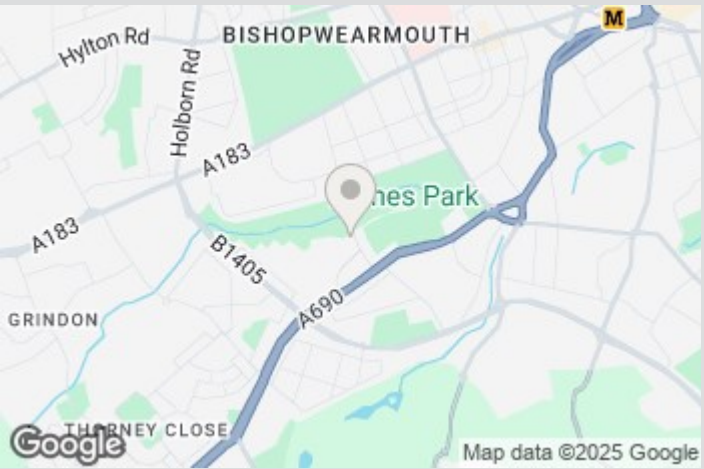
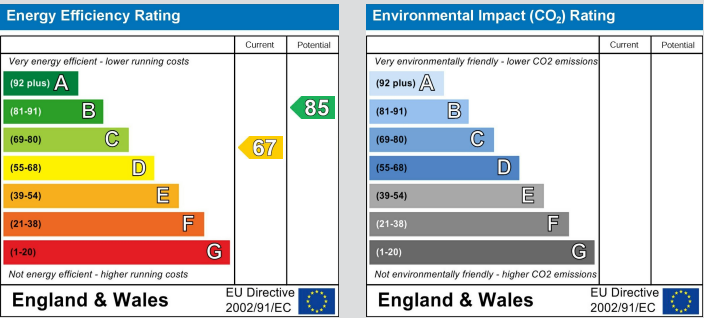
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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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