



 peterheron  
sales & lettings

 peterheron  
sales & lettings

Merrion Close, Moorside, Sunderland

£72,000











Cash Buyers only! A beautifully presented two bedroom ground floor flat with its own private rear garden, a garage and a pleasant cul-de-sac position within this popular area of Moorside,. Internally the accommodation is accessed via its own private entrance and includes an entrance lobby, lounge, modern kitchen, two bedrooms and an impressive contemporary shower room/wc. The flat benefits from double glazing, gas central heating to radiators, low maintenance garden to the rear and a single garage located in a nearby block. Situated within this convenient 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. Available with no upper chain involved, early viewing is highly recommended!



# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via entrance door.

## Entrance Porch

Inner door to lounge.

## Lounge 10'8" x 14'7"



Large double glazed picture window to front, radiator and door to kitchen. Access to lobby.

## Kitchen 8'7" x 6'7"



Contemporary wall and base units with work surfaces over incorporating sink unit, integrated appliances include electric oven and electric hob, space for fridge and washing machine, double glazed window to rear and double glazed door to rear leading out into rear garden.

## Lobby

Radiator.

## Bedroom 1 10'2" x 11'10"



Double glazed window to front and radiator.

## Bedroom 2 8'9" x 9'7"



Double glazed window to rear, built in cupboard and radiator.

## Shower Room



Contemporary suite with low level WC, pedestal washbasin and step in shower cubicle, chrome feature radiator, attractive tiled walls and floor, double glazed window.

## Outside



Superb low maintenance garden to the rear mainly block paved with a further paved area. Single garage in nearby block.

## 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 01/03/1972 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

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

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 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

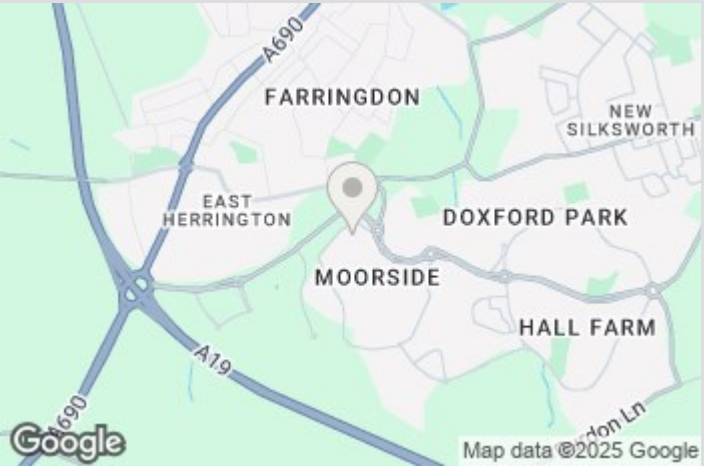
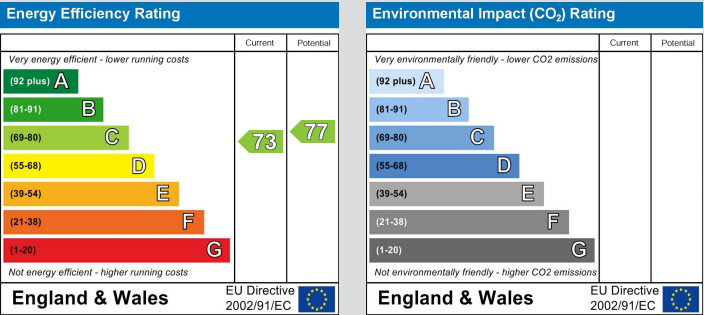
contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.

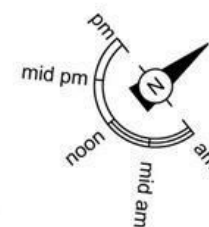


Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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



Ground Floor  
Approximate Floor Area  
(50.70 sq.m)



17 Merrion Close