









A well appointed two bedroom mid terrace, with no upward chain, within this popular and convenient location. The attractive accommodation on the ground floor includes a hall, lounge, dining room, modern kitchen and a bathroom whilst to the first floor there are two well proportioned bedrooms. Externally there is an enclosed courtyard to the rear. Well placed for local amenities, shopping facilities, Sunderland Royal Hospital and provides access to Sunderland City Centre and transport links. Early viewing is essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via an entrance door.

Entrance Hall



Wood effect laminate flooring, radiator and under stairs storage cupboard.

Lounge 11'5" x 11'5"



Double glazed window to the front, radiator and wood effect laminate flooring. Opening into dining room.

Dining Room 13'0" x 11'1"



Double glazed window to the rear, radiator and wood effect laminate flooring.

Kitchen 13'10" x 7'1"



Base units with work surfaces over incorporating sink and drainer unit and tiled splashbacks. Integrated appliances include an oven, hob and extractor hood. Double glazed window, wood effect laminate flooring, radiator and door to the rear.

Bathroom



Low level WC, pedestal washbasin and panel bath with shower head over, double glazed window and radiator.

Rear Lobby

Staircase to first floor.

First Floor Landing

Bedroom 1 15'1" x 10'7"



Double glazed window, radiator and wood effect laminate flooring.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 11'6" x 8'1"



Double glazed window, wood effect laminate flooring and radiator.

Outside



To the rear an enclosed courtyard.

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 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

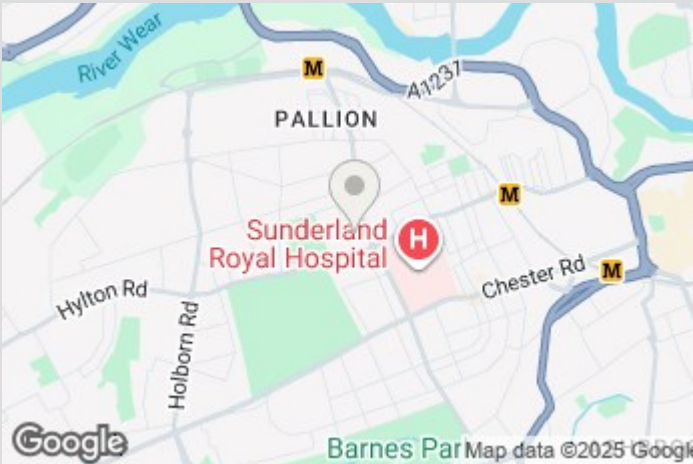
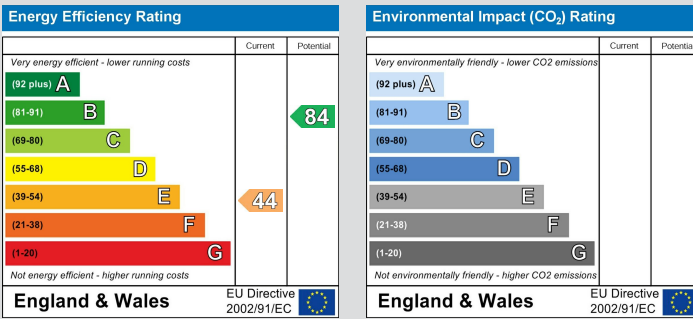
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

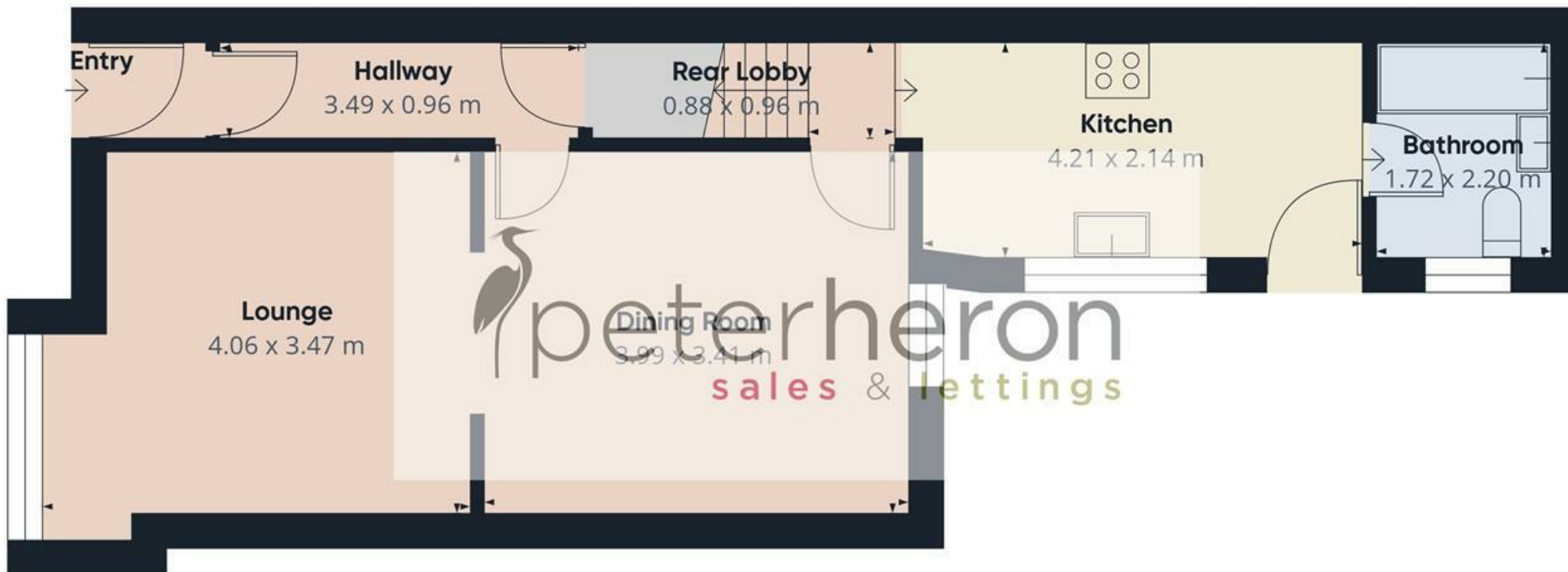
Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

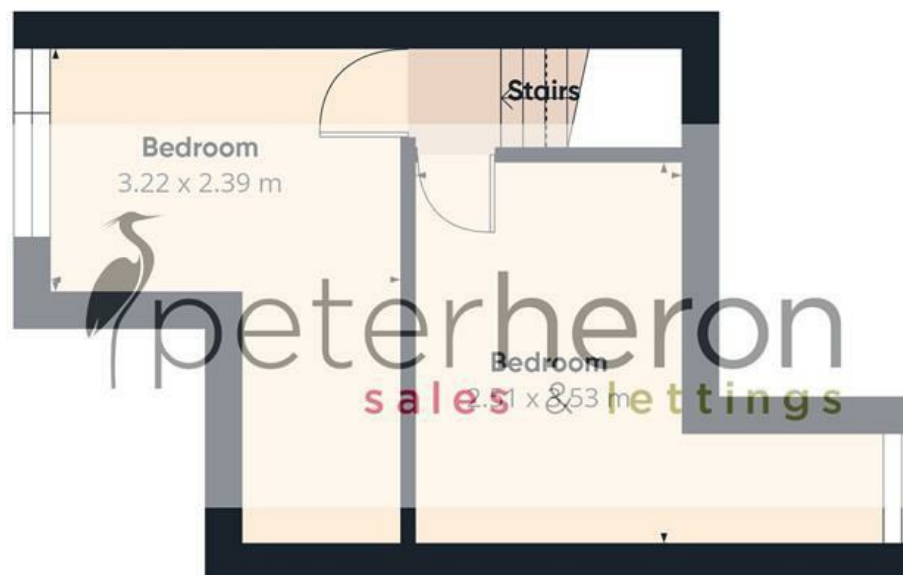


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Floor 0



Floor 1

Approximate total area⁽¹⁾
69.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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