









An attractive two bedroom first floor flat situated within this popular residential area, available with no upper chain involved. The accommodation is accessed via its own front door at ground floor level into an entrance lobby with staircase to the first floor level. There is a lounge, a fitted kitchen, two bedrooms and a bathroom/wc. Externally there is a garden to the front, garage in a block to the rear of the building. The property benefits from double glazed windows and gas central heating to radiators. This convenient location is ideal for local amenities, shopping facilities and schools, as well as offering excellent access to road connections to surrounding areas. We highly recommend early viewing.

# MAIN ROOMS AND DIMENSIONS

## Communal Entrance

Access via double glazed entrance door. Staircase leading up to the first floor.

## First Floor Accommodation

Double glazed window to side and radiator.

## Living Room 12'6" x 12'2"



Double glazed picture window to front, radiator and built in cupboard.

## Kitchen 8'9" x 6'6"



Fitted with wall and base units with work surfaces over incorporating sink and drainer unit, space for cooker, fridge and washing machine, wall mounted boiler and double glazed window to rear.

## Bathroom



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

## Bedroom 1 9'10" x 12'5"



Maximum measurements including fitted wardrobes, double glazed window to front and radiator.

## Bedroom 2 7'8" extending to 9'10" x 9'10"



Double glazed window to rear radiator and built in cupboard.

## Outside



Private lawned garden to the front and garage located in nearby block to the rear.

## 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 1/3/1977 and the Ground Rent is £15pa.

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.

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

## Important Notice - Particulars

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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

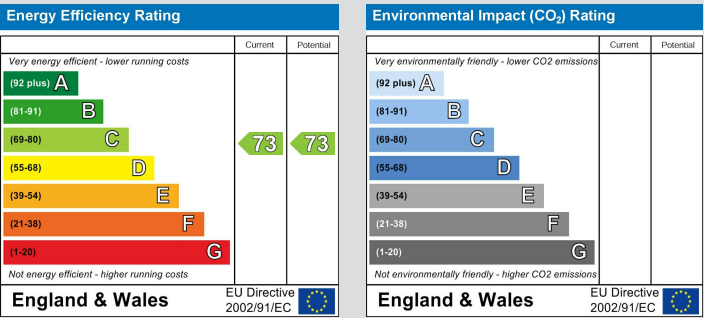
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

## 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.

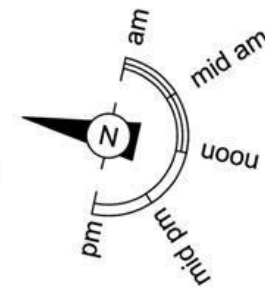


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Approximate Floor Area  
(55.90 sq.m)



4 Padstow Close