









Beautifully presented two bedroom end link house ideally situated in Pallion, close to amenities including shops and schools as well as Sunderland Royal Hospital. Internally the accommodation includes an entrance porch, modern open staircase to the first floor, lounge, kitchen that connects through to a conservatory overlooking the yard. On the first floor there are two bedrooms and a modern shower room. Externally the front garden is paved with a driveway area and to the rear there is large conservatory overlooking patio area. This convenient location provides easy access into the City centre and offers transport links to surrounding areas.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Lounge 14'0" x 11'6"



Double glazed window to front, staircase to first floor, radiator and wood flooring.

### Kitchen 6'6" x 11'6"



Fitted wall and base unit with work surfaces over incorporating sink and drainer unit, integrated oven and hob with extractor fan, space for washing machine, radiator, wood flooring and double glazed window to rear. Door to conservatory.

### Conservatory 8'2" x 9'4"

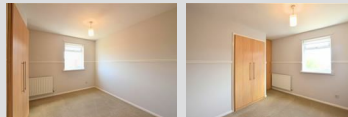


Double glazed window and French doors leading into rear garden.

### First Floor Landing

Access point to loft.

### Bedroom 1 10'11" x 8'5"



Double glazed window, radiator and built in wardrobes.

### Bedroom 2 9'11" x 5'3"



Double glazed window and radiator.

## Shower Room



Low level WC, washbasin and shower cubicle, tiled walls and floor, double glazed window.

## Outside



Driveway to front whilst to the rear a low maintenance garden.

## 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

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# MAIN ROOMS AND DIMENSIONS

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

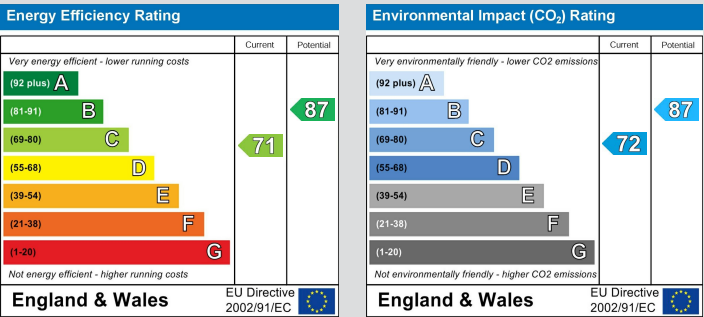
## Opening Hours

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm

## Ombudsman

Peter Heron Estate Agents are members of The Property

Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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