









This attractive two bedroom end terrace provides well presented contemporary interior on this pleasant cul-de-sac. Arranged over two floors and comprises entrance hall, lounge, modern kitchen, two bedrooms and shower room all benefiting from UPVC double glazing and gas central heating. Externally there are gardens to the front and rear, driveway and garage. The property is situated in the sought after suburb of Tunstall and is ideally located for all amenities, has excellent transport links to Sunderland city centre and local road networks. No upward chain, early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door

### Reception Lobby

Storage cupboard. Doors to lounge and kitchen.

### Lounge 16'5" x 11'3"



Double glazed bay window front, feature fireplace and stairs to first floor.

### Kitchen 8'8" x 11'2"



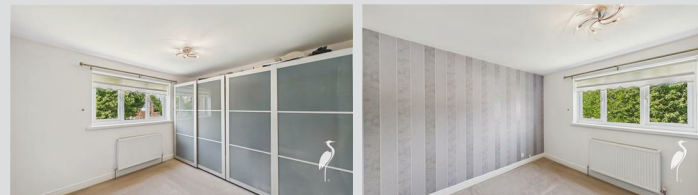
Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hob and hood. Space for a washing machine and fridge freezer. Double radiator and UPVC double glazed French patio doors to rear.

## First Floor Landing



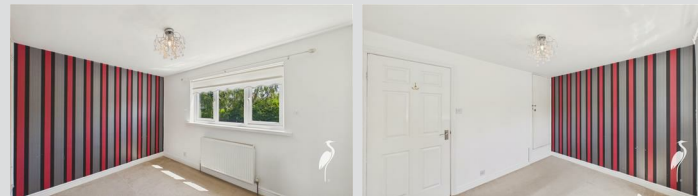
Access point to loft and double glazed window to side.

### Bedroom 1 10'2" x 11'4"



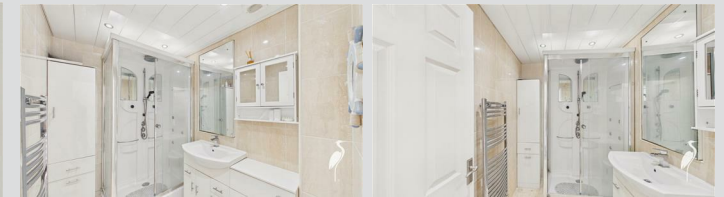
Double glazed window to front and double radiator.

### Bedroom 2 8'8" x 11'1"



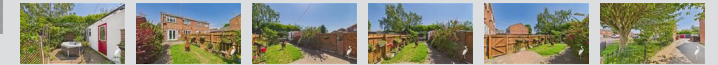
Double glazed window to rear and radiator.

## Shower Room



Low level WC, washbasin and shower cubicle, chrome heated towel rail and storage cabinet.

## Outside



Garden to the front with a long driveway to the side leading to garage, whilst to the rear attractive gardens with block paved and timber decked seating area, side gate to access the front of the property.

### Garage 15'11" x 8'6"



Access via shutter door from front with a UPVC door and double glazed window to garden. Providing additional storage space.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **01915103323**

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

# MAIN ROOMS AND DIMENSIONS

## 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

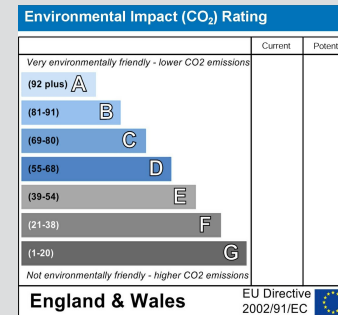
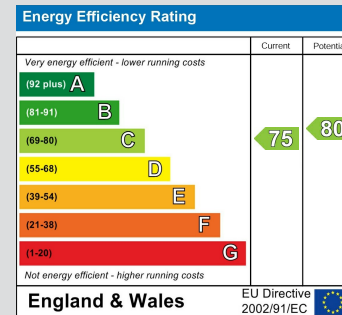
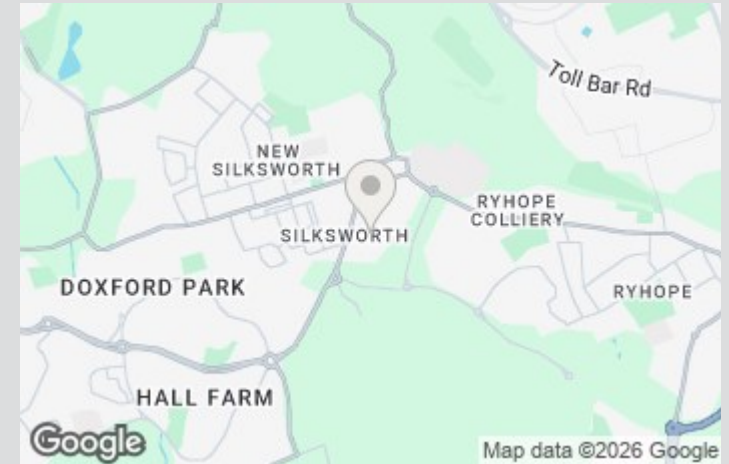
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

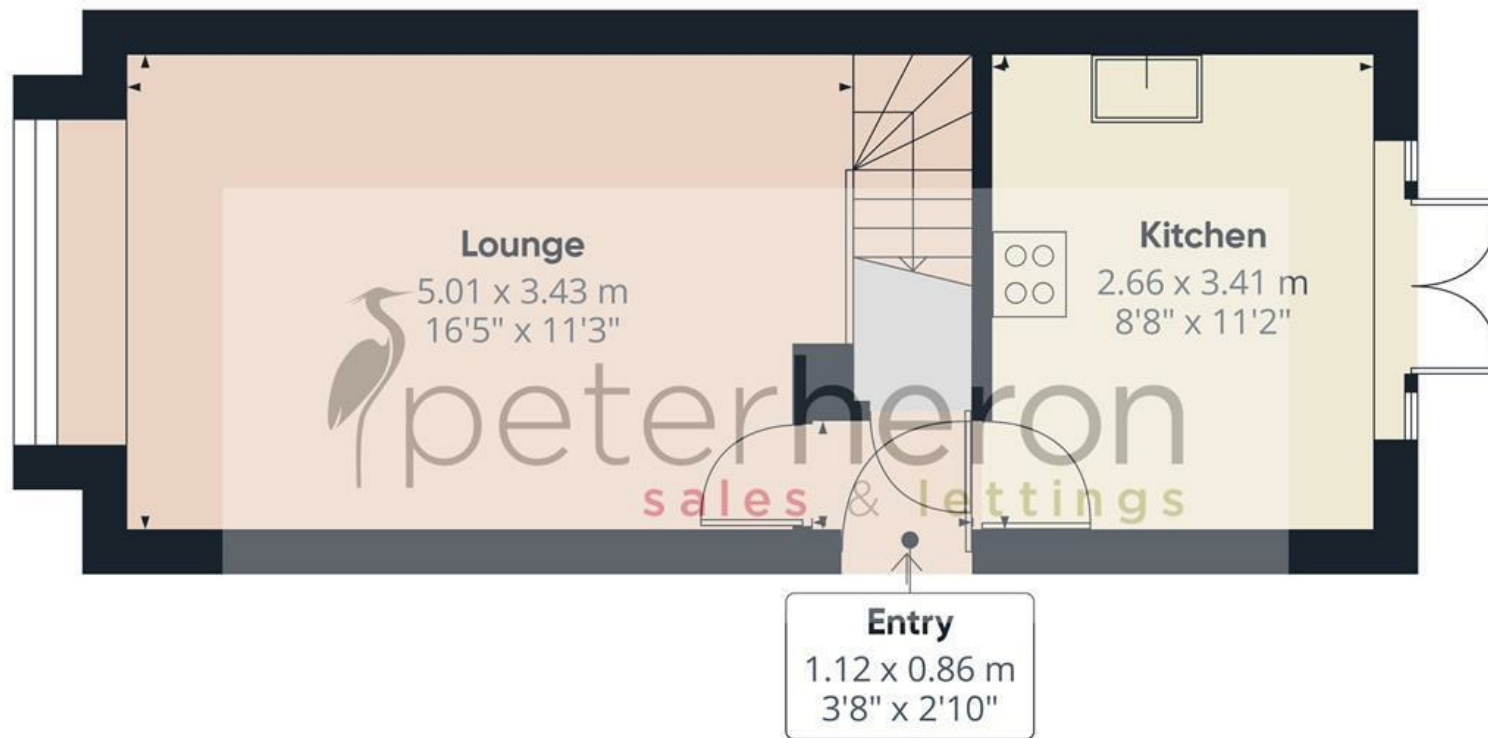
## Ombudsman

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

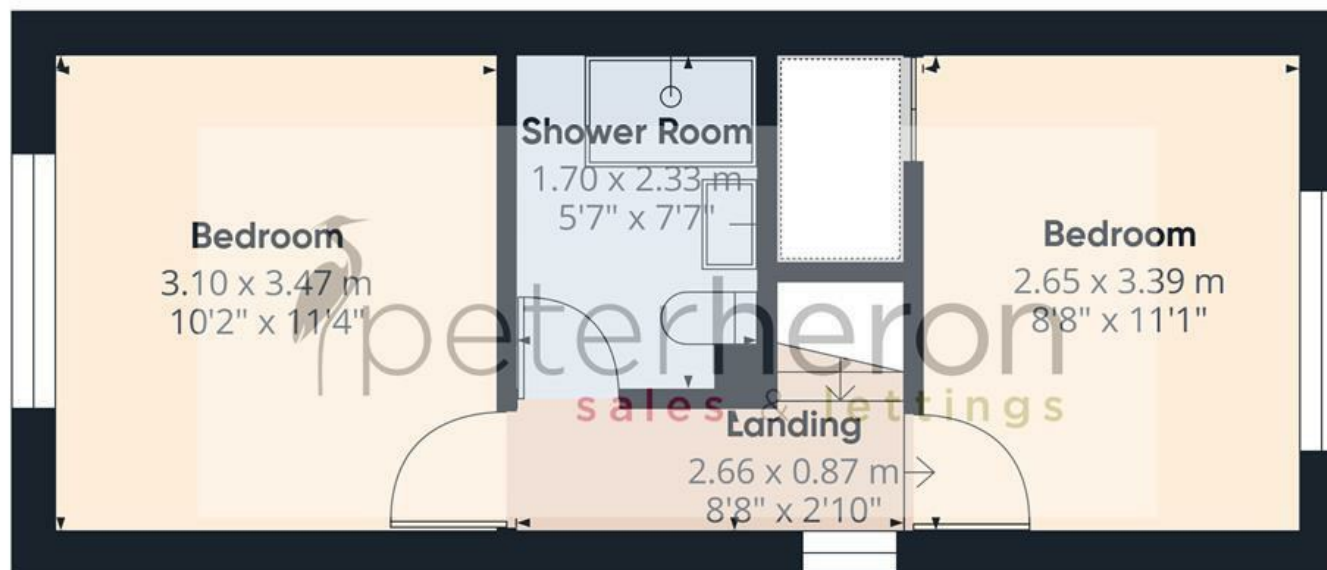


Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **01915103323**

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



Ground Floor



First Floor

Approximate total area<sup>(1)</sup>

56.6 m<sup>2</sup>

609 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

