









Just a stones throw from the beautiful Roker Park, this delightful two bedroom ground floor flat offers an excellent opportunity to professional couples or those wishing to downsize. Benefiting from gas central heating and double glazing, the property internally comprises hall, lounge, kitchen, two bedrooms and a bathroom and externally a south west facing courtyard. In addition to being very close to the park, the property is well placed for an excellent range of amenities including local shops, Sea Road shopping centre and is also very close to Sunderland's beautiful coastline. Available with no upward, early viewing is a must!

MAIN ROOMS AND DIMENSIONS

All On One Floor

Access via UPVC entrance door with inner door to lobby.

Entrance Hall

Radiator. Doors to lounge and bedroom 1.

Lounge 12'0" x 13'10"



Double glazed window to rear, feature fireplace and radiator. Storage cupboard. Doors to kitchen and bedroom 2.

Kitchen 8'9" x 8'1"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with 5 burner gas hob and cooker hood, space provided for a washing machine. Radiator and wall mounted boiler. Double glazed window to rear. Door to rear hall.

Rear Hall

Storage cupboard and UPVC door to rear. Door to bathroom.

Bedroom 1 13'6" x 13'3"



Double glazed bay window to front and 2x radiators.

Bedroom 2 6'10" x 14'0"



Double glazed window to rear and radiator.

Bathroom



Low level WC, washbasin, bath and shower cubicle, double radiator and double glazed window to rear.

Outside



Low maintenance courtyard to 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 there are 858 years remaining on the lease and the Ground Rent is £10.

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.

Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
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MAIN ROOMS AND DIMENSIONS

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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.

Sea Road Viewings

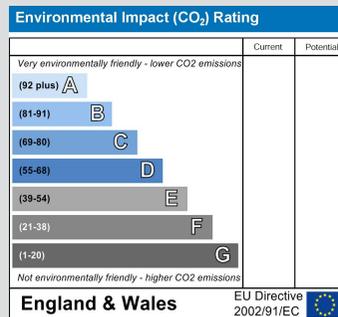
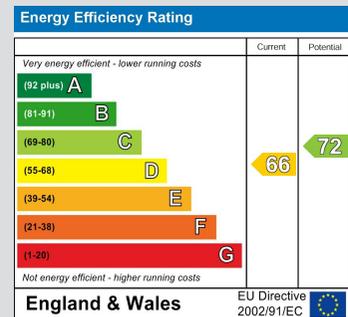
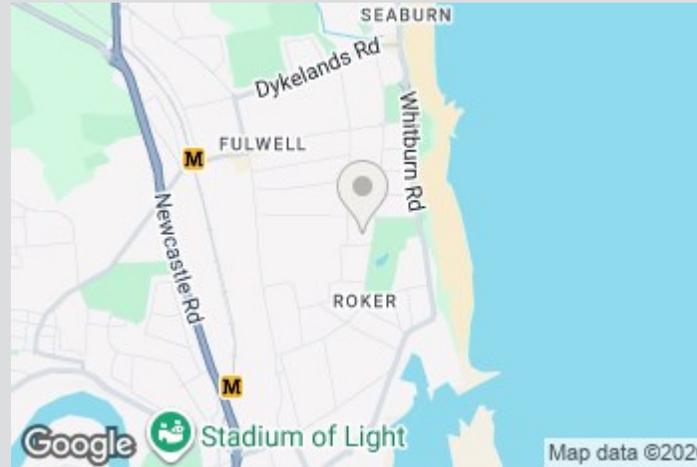
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

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 total area⁽¹⁾

62.6 m²

675 ft²

(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.

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