









This beautifully appointed two bedroom mid terrace house, has been comprehensively upgraded and modernised to a most impressive standard. The property occupies a delightful cul-de-sac position within this popular development and is available for sale with no upper chain involved. Internally the immaculate accommodation on the ground floor briefly includes an entrance hall with a cloakroom/wc and staircase to the first floor, an attractive lounge and a fabulous, contemporary kitchen / diner with French doors leading out to the rear garden. Externally there is a parking space to the front of the house and to the rear, a generous low maintenance garden with artificial grassed areas and decking. This location is ideally placed for local amenities, shops and schools as providing convenient access to Sunderland Royal Hospital, Sunderland University and transport connections, including the Metro system. We highly advise arranging a viewing to fully appreciate the exceptional standard of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via composite entrance door into

Entrance Hall



Radiator and stairs to first floor. Doors to WC and Lounge.

Lounge 13'5" x 11'2"



Double glazed window to front elevation, 2x radiators and electric fire. Wooden glass panelled double doors into

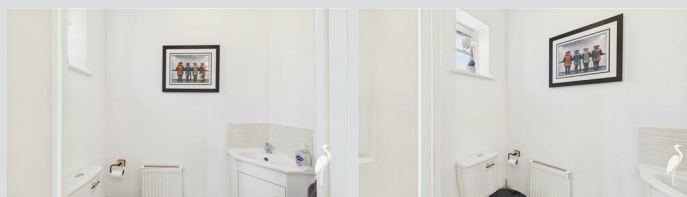
Kitchen/Diner 8'8" x 14'2"



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 electric hobs and hood, dishwasher and washing machine. Space provided for

a fridge freezer. Double radiator, double glazed window to rear and UPVC door to garden.

Cloakroom/WC

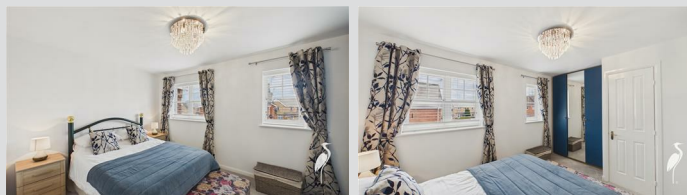


Low level wc and hand wash basin set into vanity unit. Radiator and double glazed window to rear.

First Floor

Access point to loft

Bedroom One 9'7" x 11'1"



2x Double glazed window to front elevation, radiator and storage cupboard.

Bedroom Two 12'5" x 7'8"



Double glazed window to rear elevation and a radiator.

Bathroom

Bath with dual head waterfall shower over, low level wc and hand wash basin set into vanity unit. Radiator and double glazed window to rear.

Outside



Convenient front garden with a driveway providing off street parking. Multi-level rear garden with AstroTurf and block paved areas.

Tenure FH

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council TaxBand

The Council Tax is Band B.

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

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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.

Viewings Fst

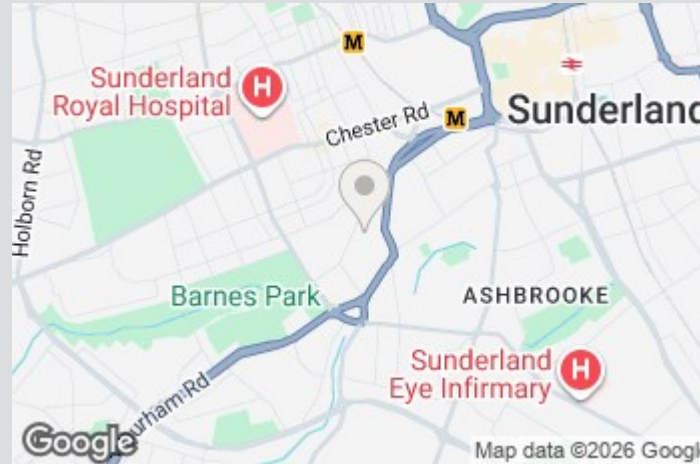
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times

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

Ombudsman

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

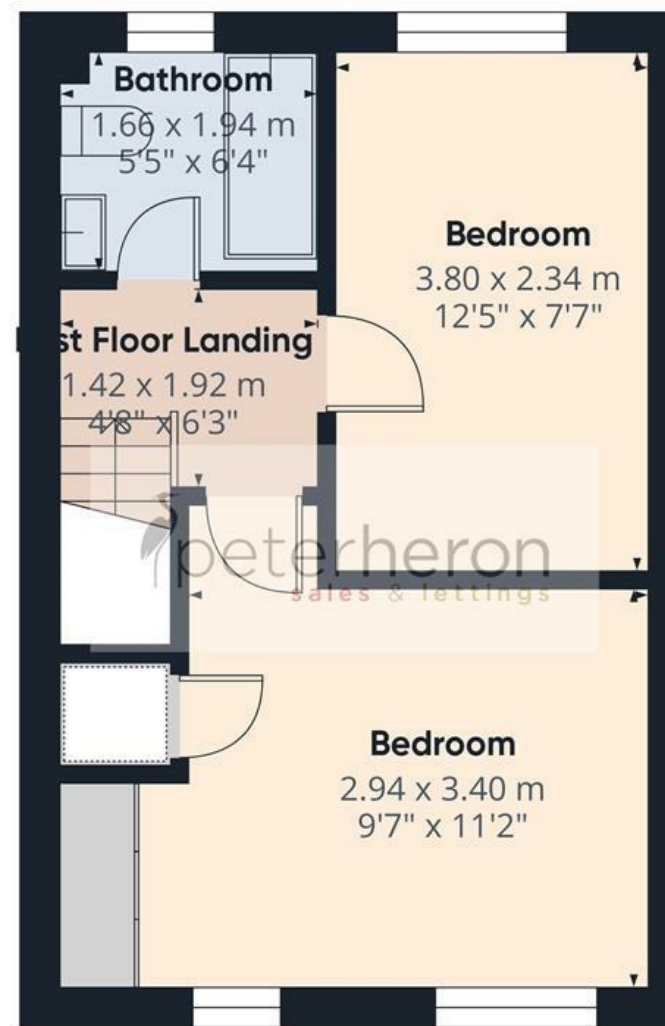
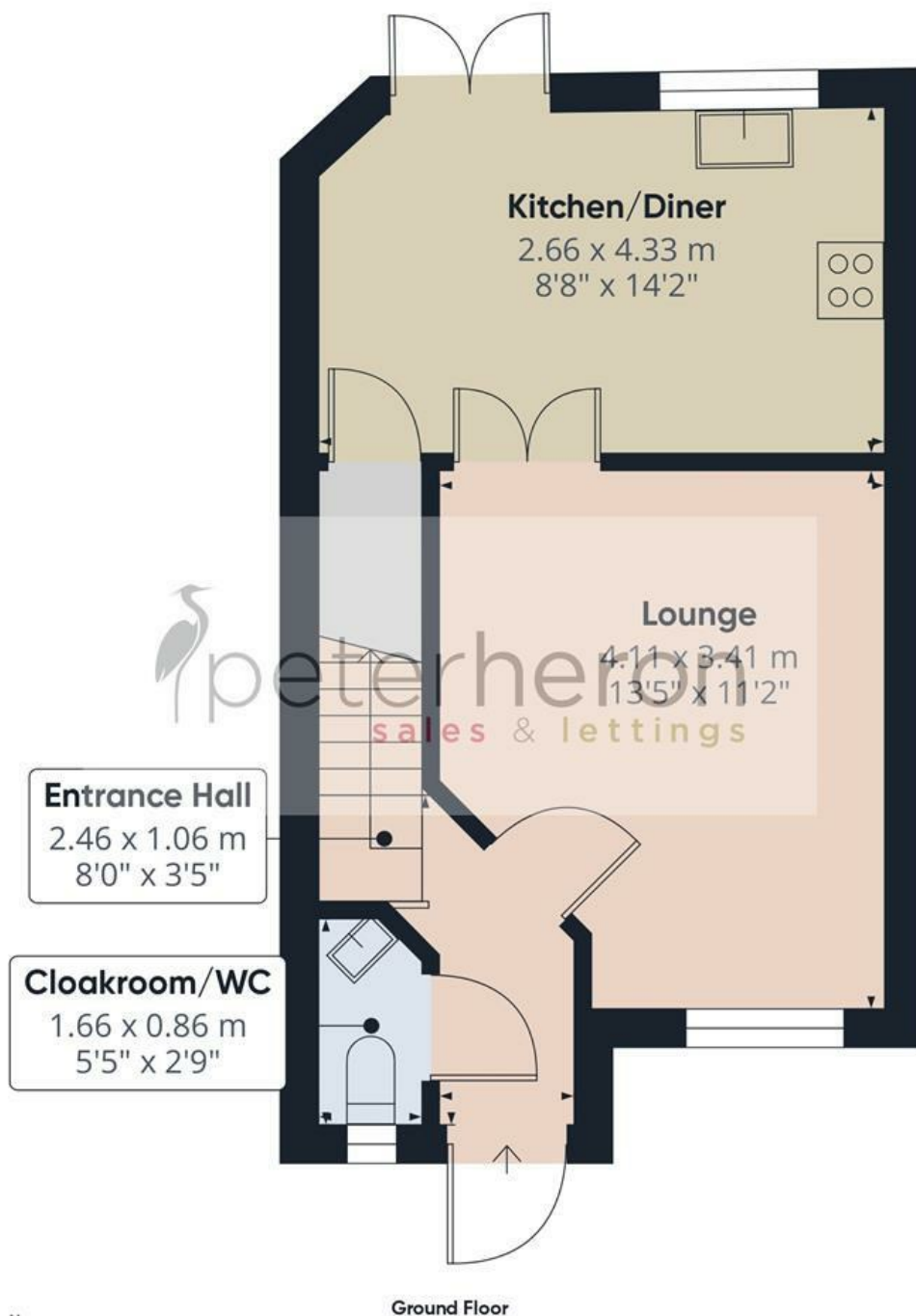


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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First Floor

Approximate total area⁽¹⁾

57.3 m²

617 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.

