









A spacious two bedroom house, provides attractive and deceptively spacious accommodation. Internally there is an entrance lobby with staircase to the first floor, lounge, a breakfasting kitchen and a downstairs wc, whilst to the first floor there are two double bedrooms and a shower room/wc. Benefits of the property include double glazing, gas central heating to radiators, driveway and a lawned garden to the rear. Situated within this popular area, close to a range of local amenities, shops and schools, as well as offering excellent transport links to Sunderland City Centre and wider networks. With immediate vacant possession and no upper chain involved, early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to entrance lobby.

## Entrance Lobby

Access via double glazed entrance door there is a staircase to the first floor and a door to the lounge.

## Lounge 14'10" x 14'4"



Double glazed bow window to the front, radiator, built in cupboard and a door to the breakfasting kitchen.

## Breakfasting Kitchen 9'8" x 14'4"



Fitted with wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include an oven and hob, space for a fridge freezer and a washing machine. Double glazed window to the rear, radiator and a door to the lobby.

## Lobby

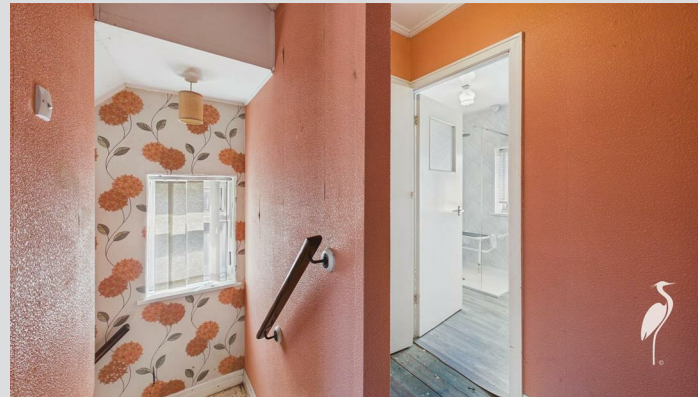
Built in cupboard, door to the downstairs WC and an external double glazed door to the side.

## Downstairs WC



WC and a double glazed window.

## First Floor Landing



Double glazed window to the side, radiator and a built in cupboard providing storage space and housing the boiler. Doors lead off the the two bedrooms and shower room.

## Bedroom 1 10'9" x 14'6"



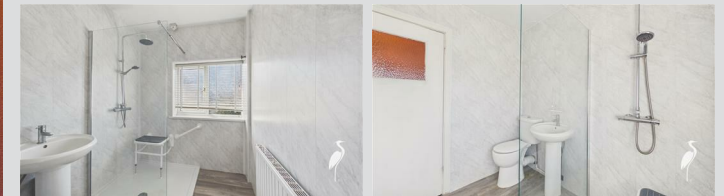
Double glazed window to the front, radiator and built in cupboard.

## Bedroom 2 13'10" x 10'11"



Double glazed window to the rear and a radiator.

## Shower Room



Modern suite with low level WC, pedestal wash hand basin and walk in shower with mains fed shower, double glazed window and a radiator.

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# MAIN ROOMS AND DIMENSIONS

## Outside



There is a lawned garden to the front with a driveway, whilst to the rear there is a lawned 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

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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

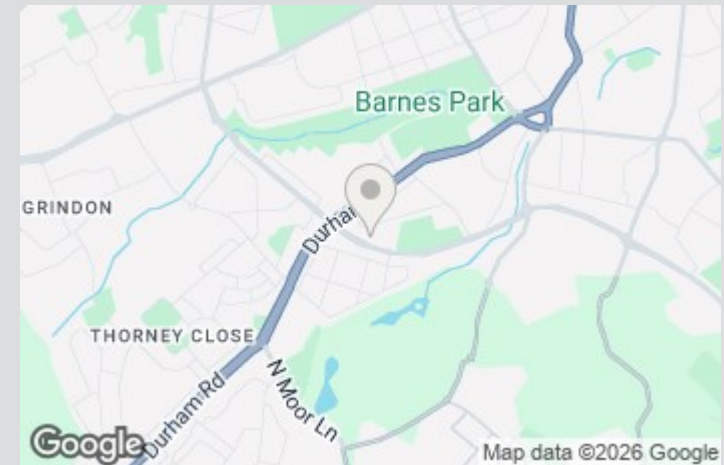
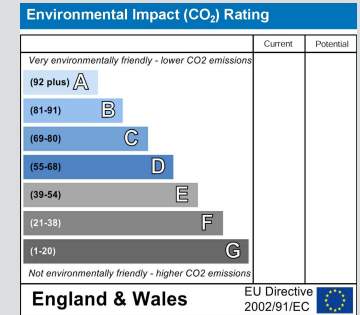
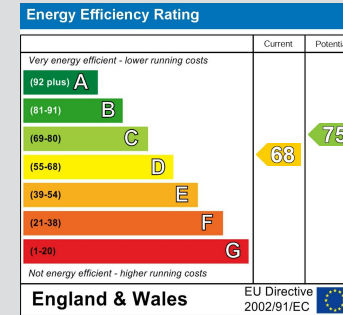
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

### Opening Times

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

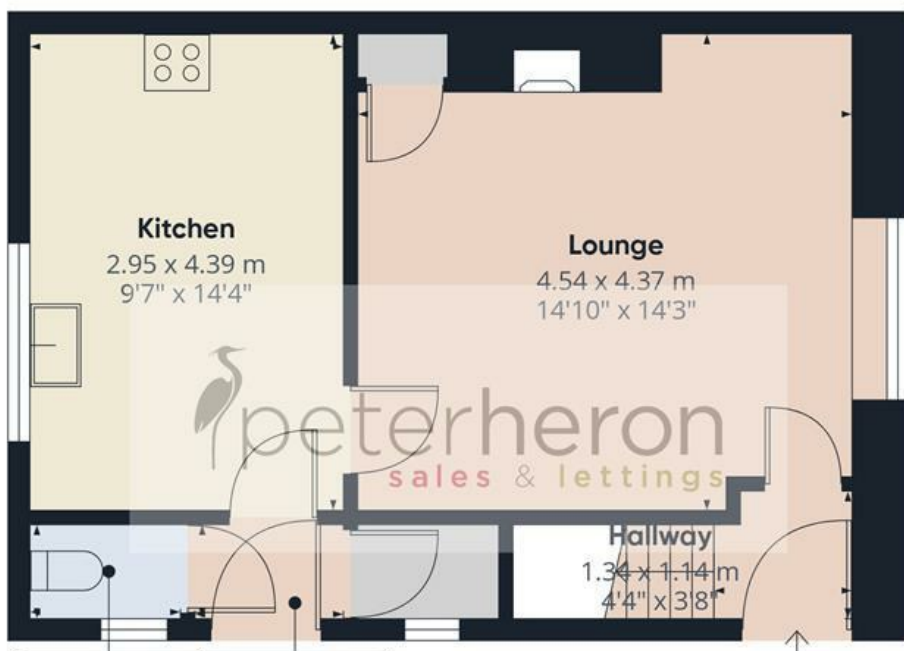
### Ombudsman

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



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Ground Floor



First Floor

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

74.5 m<sup>2</sup>  
803 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.

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