









A stunning two bedroom semi-detached house, providing spacious and immaculately presented accommodation within this ever popular area of Hill View. Internally briefly comparing of an entrance porch, generous lounge and a fabulous kitchen / diner whilst to the first floor there are two double bedrooms and a contemporary bathroom/wc. Externally there is a driveway to the front and to the rear a wonderful, low maintenance landscaped garden. The attached garage has been utilised by the current vendors in to a store area at the front and an excellent, versatile space at the rear. Benefits of the property include double glazing and gas central heating to radiators. This location is ideal for access to local amenities, shops and schools as well as offering great links to surrounding areas. Viewing essential in order to appreciate the quality of accommodation on offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via composite entrance door.

Entrance Lobby

Radiator and inner door to the lounge.

Lounge 15'11" x 13'5"



Double glazed bay window to the front, wood burning stove, radiator, stairs to the first floor with storage under and a door to the kitchen/diner.

Kitchen/Diner 19'1" x 10'2"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated double oven with electric induction hob. Space for a fridge freezer, dishwasher, washing machine and tumble dryer. Double radiator, 2x double glazed windows to the rear and a door to the store.

Store 13'7" x 12'3" plus 13'10" x 4'3"



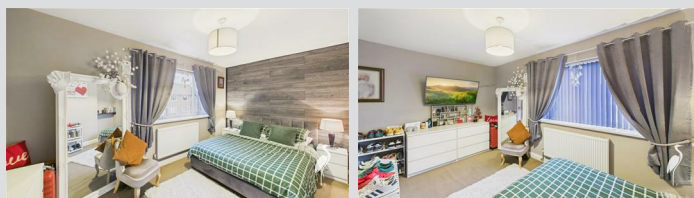
The former garage has been utilised by our client to make a bar area to the rear with double radiator, UPVC double glazed French doors into rear garden and door to kitchen. There is a store to the front of the property access with up and over door.

First Floor Landing



Double glazed window to the side elevation and access point to loft.

Bedroom 1 15'5" x 8'3"



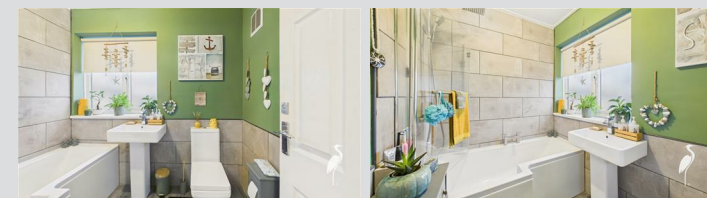
Double glazed window to the front, radiator and a storage cupboard.

Bedroom 2 10'5" x 9'2"



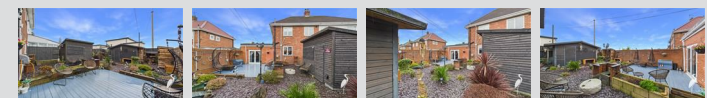
Double glazed window to the rear, radiator and storage cupboard.

Bathroom



Low level WC, wash hand basin, bath with dual head waterfall shower over, radiator and a double glazed window to the side and rear.

Outside



Block paved driveway to the front providing off street parking. Generous size rear garden featuring a decked patio area, gravelled areas with a small pond.

Visit www.peterheron.co.uk or call 0191 510 3323

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

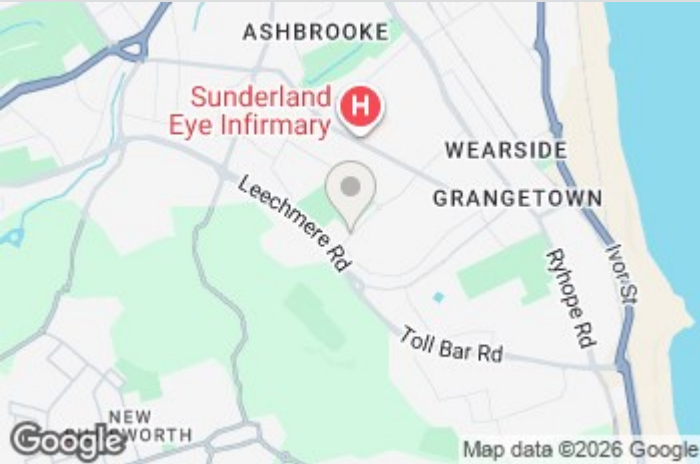
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.

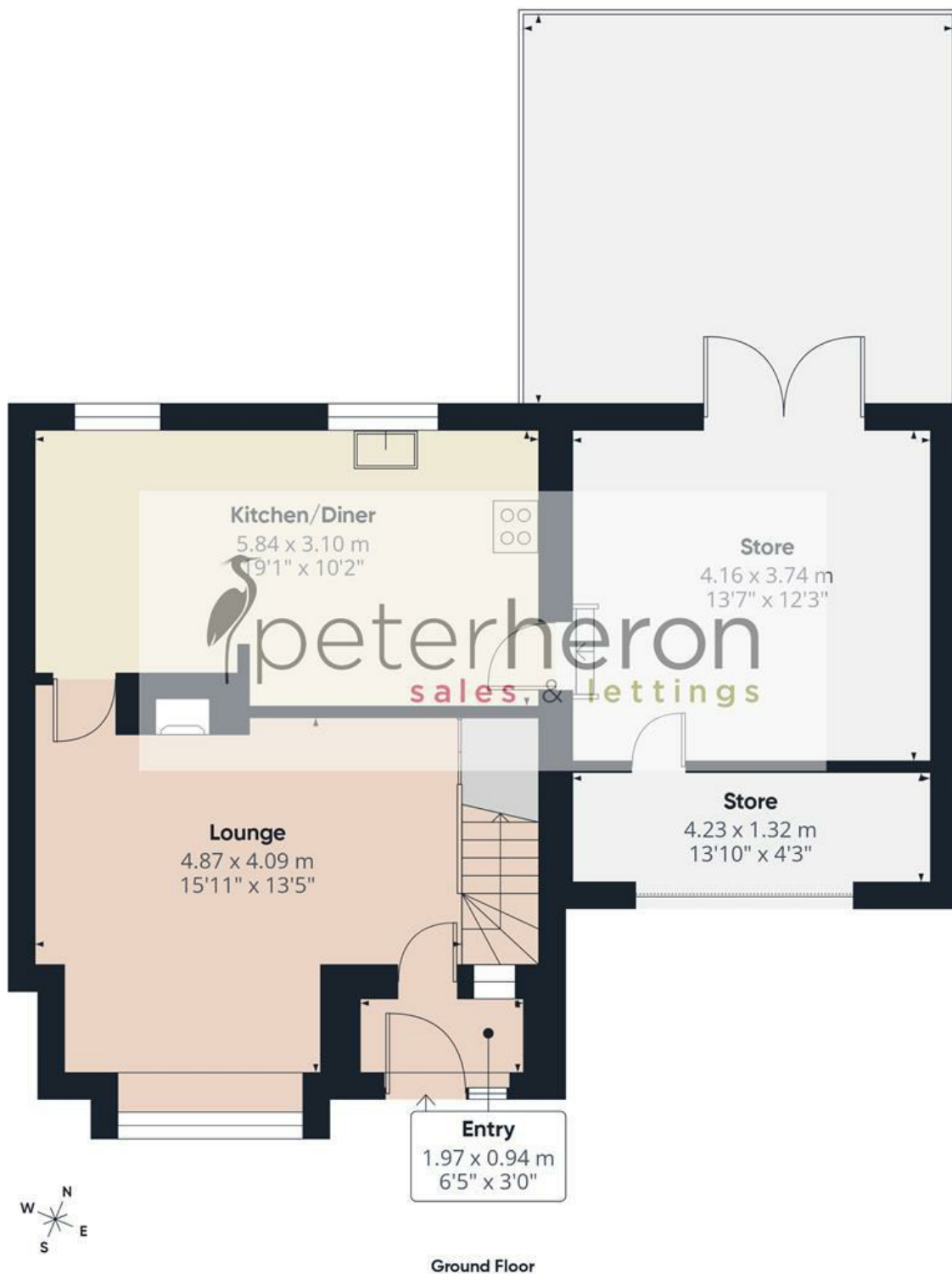


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Visit www.peterheron.co.uk or call 0191 510 3323

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



Approximate total area⁽¹⁾

92 m²

989 ft²

Balconies and terraces

21 m²

226 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360