



 peterheron
sales & lettings

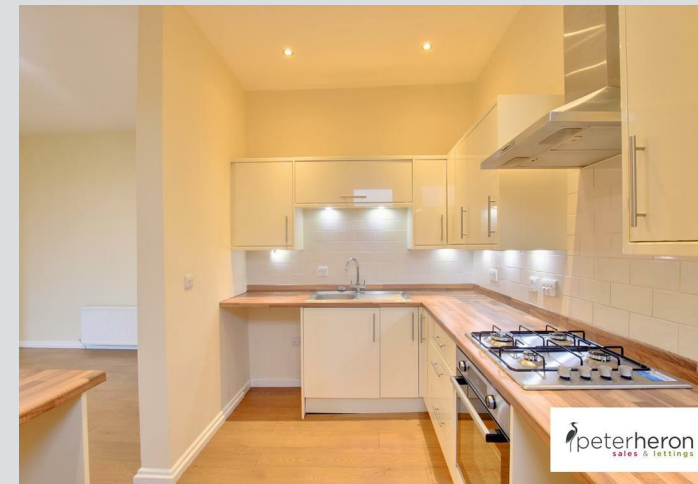
 peterheron
sales & lettings

Hedworth Lane, Boldon Colliery

£89,950







This well presented and surprisingly spacious first floor two bedroomed flat is available with immediate vacant possession and no upward chain, the accommodation includes a landing, spacious living room open plan into fitted kitchen with integrated appliances, two bedrooms and a modern bathroom. Features of note including gas central heating, double glazing and access down to an enclosed courtyard. Walking distance from all amenities including Asda supermarket and Boldon Leisure park, the property is well placed for the A19 and major routes into Sunderland City Centre, South Shields, Newcastle Upon Tyne and Durham City.

MAIN ROOMS AND DIMENSIONS

First Floor Apartment

Entrance via UPVC door with stairs leading to first floor.

Landing

Radiator and doors to

Lounge 14'5" x 12'0"

Double glazed window to the rear, double radiator and door to bathroom. Open plan into kitchen.

Kitchen 11'1" x 7'1"

Range of modern wall and base units with wood effect countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Integrated appliances include a gas oven and hob with cooker hood over. Space has been provided for the inclusion of a washing machine, dishwasher, fridge and freezer. Vertical radiator and UPVC door to the rear.

Bedroom 1 14'8" x 10'10"

Double glazed window to the front elevation, double radiator and built in wardrobes.

Bedroom 2 7'4" x 7'3"

Double glazed window to the front elevation and a radiator.

Bathroom

Low level WC, washbasin and bath with wall mounted shower, chrome heated towel rail, fully tiles walls and Velux window.

Outside

Steel stairs leading to low maintenance rear courtyard.

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.

Sea Road Viewings

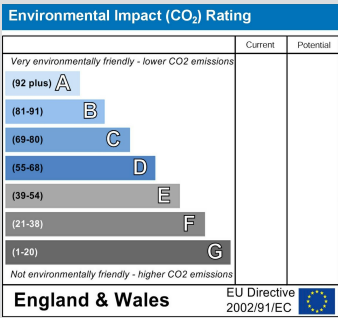
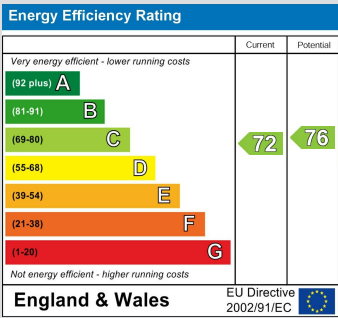
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

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.



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

