

This impressive three bedroom first floor flat, provides immaculate and deceptively spacious accommodation within this ever popular and convenient location. Internally the attractive interior comprises of a lounge, a superb modern fitted kitchen, three bedrooms and an excellent bathroom/wc, incorporating a shower cubicle. Externally there is a courtyard to the rear with roller shutter access door. This location is ideal for access to local shops, as well as the sea front, Roker Park and excellent transport connections. With no upper chain involved, early viewing is essential!

# MAIN ROOMS AND DIMENSIONS

## Entrance Lobby

Stairs to first floor.

## First Floor Accommodation



Double radiator.

## Lounge



Double glazed window to rear, storage cupboard, radiator and feature fireplace. Door to kitchen.

## Kitchen



Modern wall and base units with countertops over

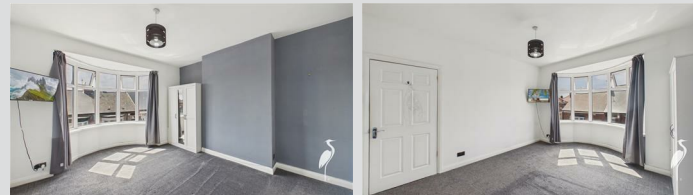
incorporating 1 1/2 bowl sink and drainer into with mixer tap. Integrated oven with electric hob and hood. Space for a washing machine and fridge freezer. Column radiator and double glazed window to rear. Door to bathroom.

## Bathroom



Low level WC, washbasin set into vanity unit, bath and dual head waterfall shower. Vertical radiator, LED touch mirror and UPVC door leading to steps down to courtyard.

## Bedroom 1



Double glazed bay window to front and a radiator.

## Bedroom 2



Double glazed window to rear and a double radiator.

## Bedroom 3



Double glazed window to front and a double radiator.

## Outside



Low maintenance yard with a roller shutter access door.

## 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 968 years remaining on the lease. The ground rent is 0.

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.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 01915106116

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

# MAIN ROOMS AND DIMENSIONS

## 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

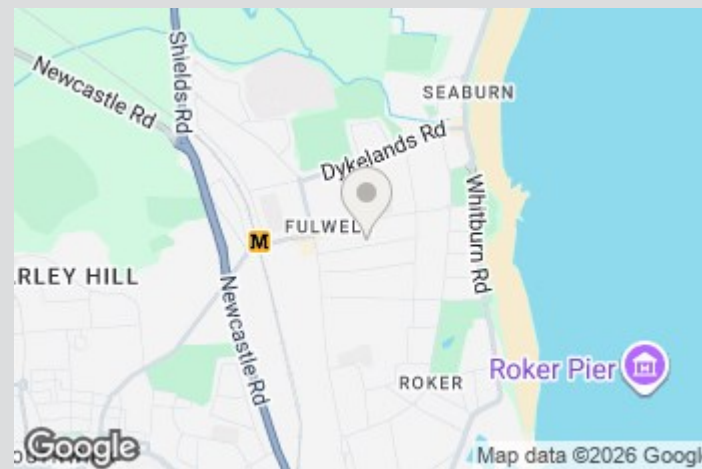
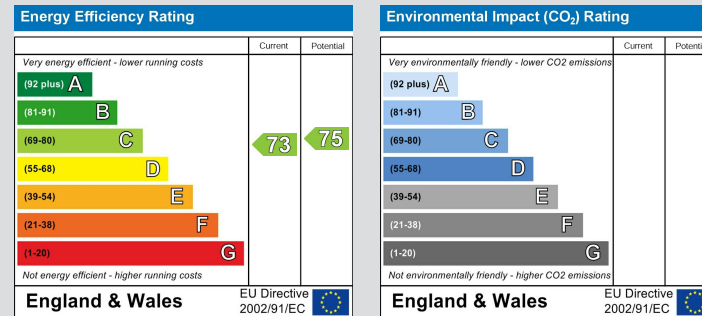
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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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