









A well presented two bedroom mid terraced property offering well-proportioned accommodation ideally suited to first-time buyers or investors. The ground floor comprises an entrance lobby leading into lounge, with access through to a spacious breakfasting kitchen. To the first floor are two good-sized bedrooms and a family bathroom. There is also a loft area which provides useful additional storage space. The property offers a practical layout with well-balanced living accommodation in a convenient residential location close to local amenities, schools, transport links, and Sunderland city centre.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Lobby



Stairs to first floor and door to lounge.

Lounge 11'2" x 12'1"



Double glazed window to front.

Breakfasting Kitchen 16'4" x 8'0"



Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer unit with mixer tap. Space for an oven, fridge freezer, washing machine and tumble dryer. Large pantry cupboard, three seater breakfast bar and two double glazed windows to rear. UPVC door to garden.

First Floor Landing



Access point to loft.

Bedroom 1 12'0" x 12'1"



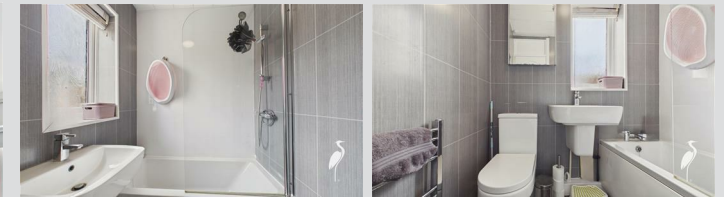
Two double glazed windows to front and radiator. Door with stairs leading to loft space.

Bedroom 2 9'8" x 8'3"



Double glazed window to rear and radiator.

Bathroom



Low level WC, washbasin and bath with shower over, chrome heated towel rail and double glazed window to rear.

Loft Space 15'10" x 9'7"



Two Velux windows and four storage cupboards.

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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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.

Fawcett Street Viewings

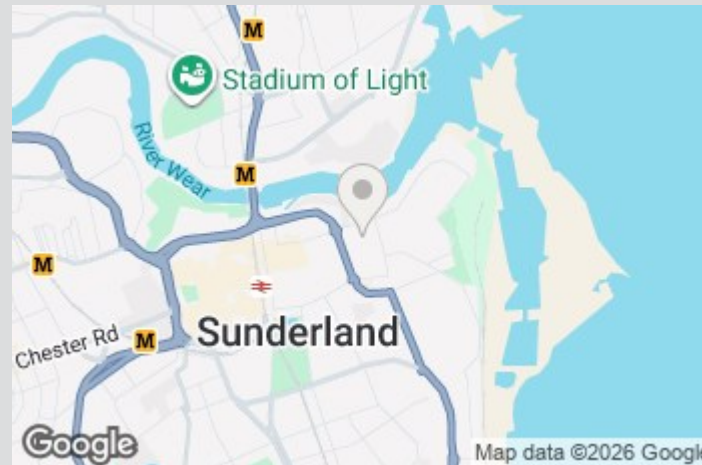
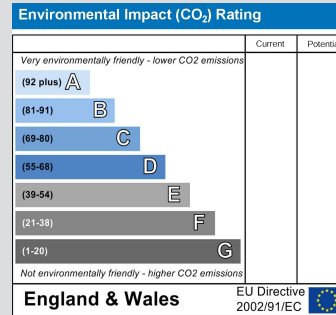
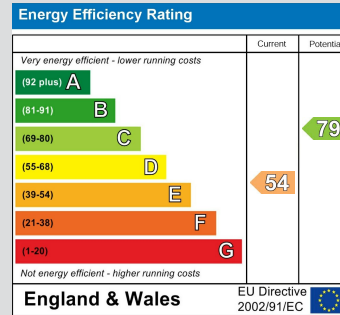
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

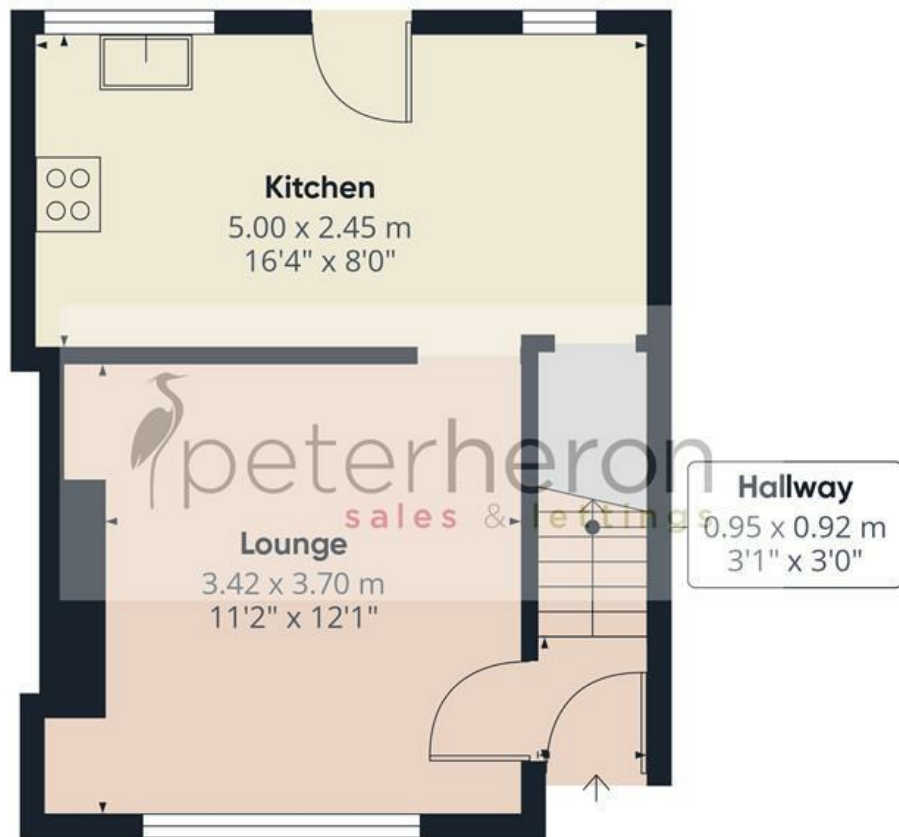
Ombudsman

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



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Ground Floor



First Floor



Second Floor



Approximate total area⁽¹⁾

68.3 m²

734 ft²

Reduced headroom

0.7 m²

7 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.