













This two bedroomed mid terrace property is available with no upward chain, the accommodation is arranged over two floors and comprises an entrance hall, lounge, dining area, kitchen, two bedrooms, shower room and separate WC. All having the benefit of gas central heating and partial double glazing. Externally there are gardens to the front and rear. The property is conveniently situated in the popular residential area of Witherwack is ideally located for a range of amenities, close to schools and boasts excellent transport links to Sunderland City Centre and wider road networks.

# MAIN ROOMS AND DIMENSIONS

## Entrance Hall

Half-timber and half glazed door, stairs to the first floor, radiator and built-in storage cupboard.

## Lounge 13'7" x 11'1"



Sealed unit double glazed window to the rear and a radiator.

## Dining Area 9'11" x 8'3"



Sealed unit double glazed window to the rear, radiator, half-timber and half glazed door leading to the rear porch.

## Rear Porch

Timber door leading to outside.

## Kitchen 8'9" x 6'11"



Fitted with wall and base units, worktops, inset sink, extractor fan, free standing gas cooker, washing machine, sealed unit double glazed window to the front.

## First Floor Landing

Timber window. Doors lead to the bedrooms, shower room and separate WC.

## Bedroom 1 12'3" x 10'9"



Two Timber windows to the rear and a radiator.

## Bedroom 2



Timber window to the rear and a radiator.

## Shower Room 5'11" x 5'1"



Shower, wash hand basin, wall tiling, tiled floor, ladder radiator and a timber window to the front.

## Separate WC 4'5" x 2'1"



With a timber window to the front.

## Outside

There are gardens to the front and rear.

## 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.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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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

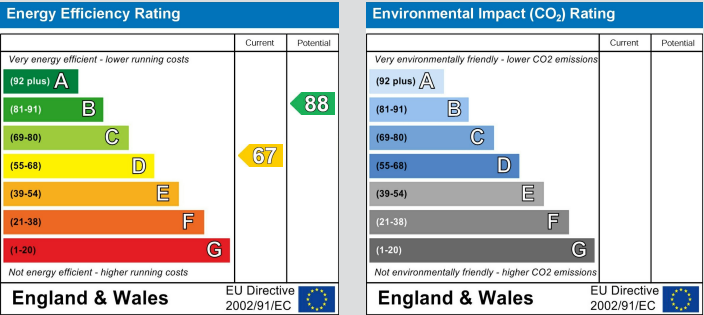
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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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