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A larger style two double bedroom semi-detached home, featuring a driveway and a garden to the rear, situated within this ever popular area. Internally the accommodation includes a hall, lounge, dining room and a kitchen whilst to the first floor there are two well-proportioned bedrooms and a bathroom/wc. The property is ideally placed for Sunderland City Centre and within easy reach of the A19, Doxford International Business Park and Nissan, as well as providing an excellent range range of local amenities, including shops and schools. With no upper chain involved, early viewing is highly recommend!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door into

### Reception Hall



Stairs to first floor with storage under and doors to the lounge and kitchen.

### Lounge 9'8" x 11'11"



Double glazed window to the front, radiator and feature fireplace. Open plan into the dining room.

### Dining Room 8'9" x 7'10"



Double glazed window to the rear, radiator and door to kitchen.

### Kitchen 8'0" x 9'7"



Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space for an oven, fridge freezer and washing machine. Double glazed window and UPVC door to rear.

### First Floor Landing

Access point to loft and doors to

### Bedroom 1 14'2" x 10'1"



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

### Bedroom 2 10'8" x 10'2"



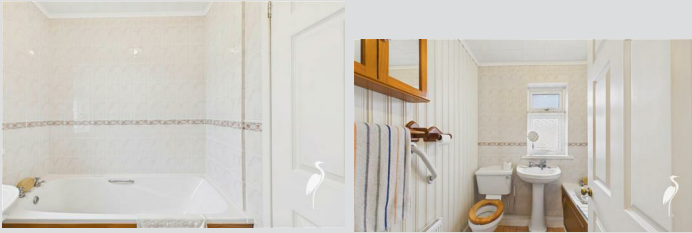
Double glazed window to the rear and a radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, hand wash basin, bath, radiator and a double glazed window to the rear.

## Outside



Garden to the front with a gated, paved driveway providing off street parking. Generously sized rear garden laid mainly to lawn benefitting from an outhouse.

## Tenure FH

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Council TaxBand

The Council Tax is Band A.

## Important Notice

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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.

## Viewings Fst

To arrange an appointment to view this property contact our Fawcett Street branch on .

## Opening Times

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

## Ombudsman

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

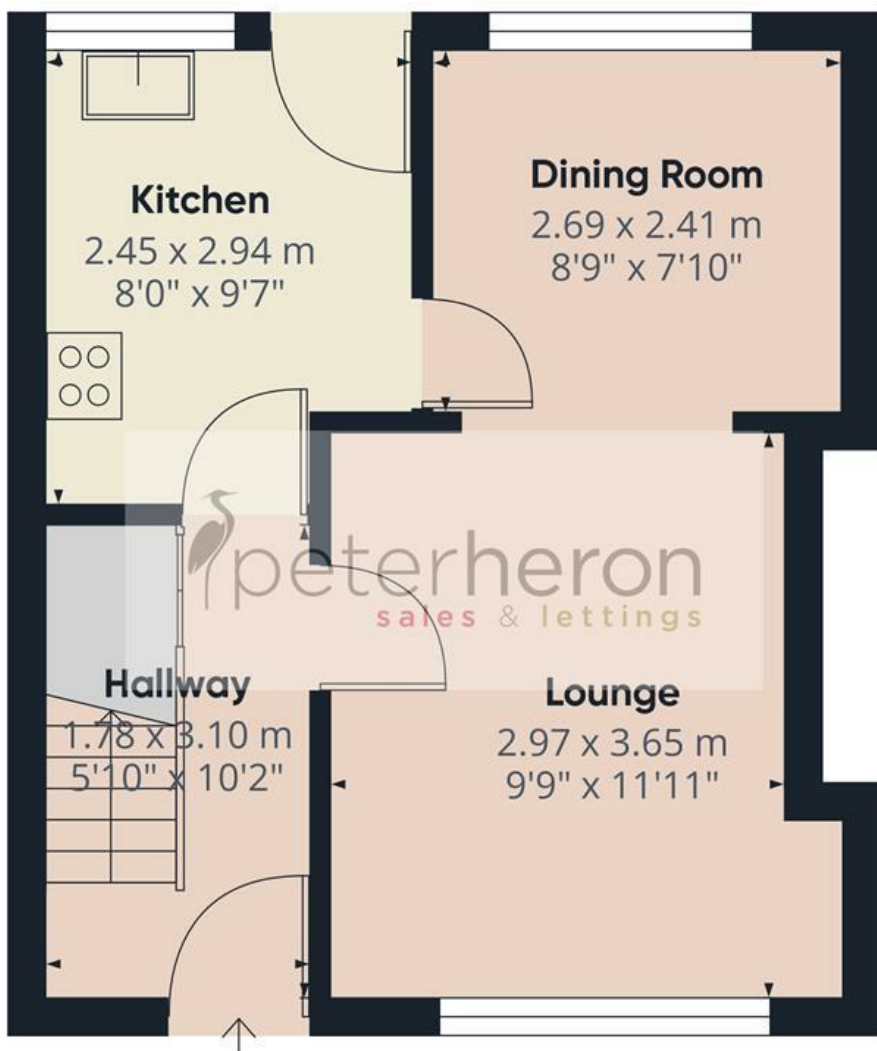
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

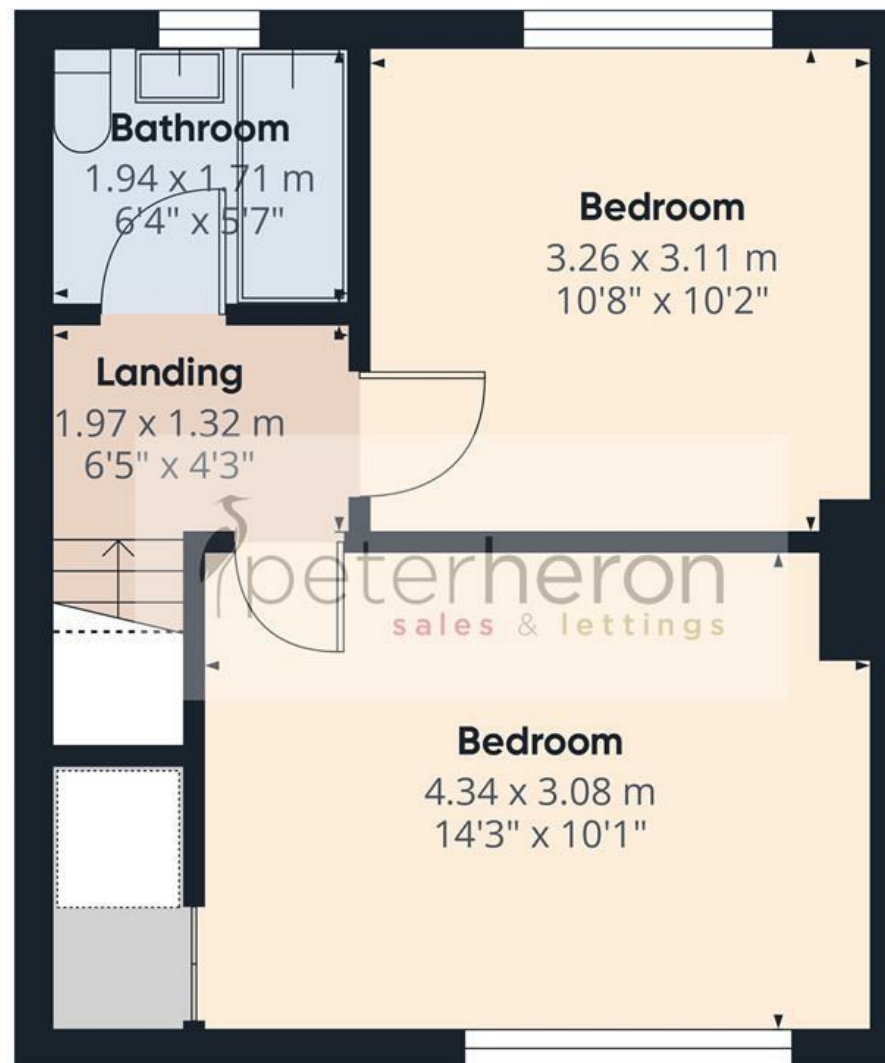


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Ground Floor



First Floor

Approximate total area<sup>(1)</sup>

60.8 m<sup>2</sup>

655 ft<sup>2</sup>

(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.

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