









With generous lawned gardens to the front, this spacious two bedroom, two reception roomed mid terraced home offers good sized accommodation perfect for first time buyers and families. Available with no upward chain, the property internally comprises a reception hall, lounge, dining room, kitchen and bathroom whilst to the first floor there are two good sized bedrooms. Externally to the rear there is an enclosed courtyard. Located in a convenient position central to the city centre, A19 and Doxford International Business Park, the property is also well placed for an extensive range of local amenities.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Hall

Radiator.

Lounge 12'1" x 12'7"



Double glazed window and radiator.

Dining Room 12'2" x 14'5"



Double glazed window.

Kitchen 7'9" x 7'5"



Wall and base units with work surface over incorporating a sink and drainer unit, space has been provided for the inclusion of a cooker, fridge freezer and washing machine, with a double glazed window, radiator, built in cupboard and access to the lobby.

Lobby

Built in cupboard and door to courtyard.

Bathroom



Low level WC, washbasin and bath, radiator and double glazed window.

First Floor Landing

Bedroom 1 17'0" x 9'3"



Double glazed dormer window and radiator.

Visit www.peterheron.co.uk or call **01915103323**

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

MAIN ROOMS AND DIMENSIONS

Bedroom 2 13'10" x 11'8"



Double glazed window and radiator.

Outside



There is a generous lawned garden and a separate courtyard area.

Photos Notice

Please note some photos have been used from before the property was tenanted.

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.

Fawcett Street Viewings

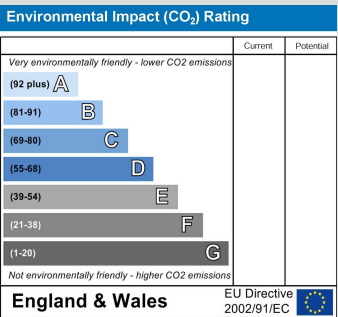
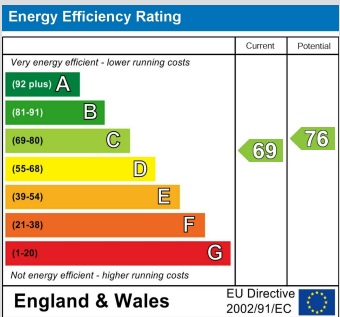
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

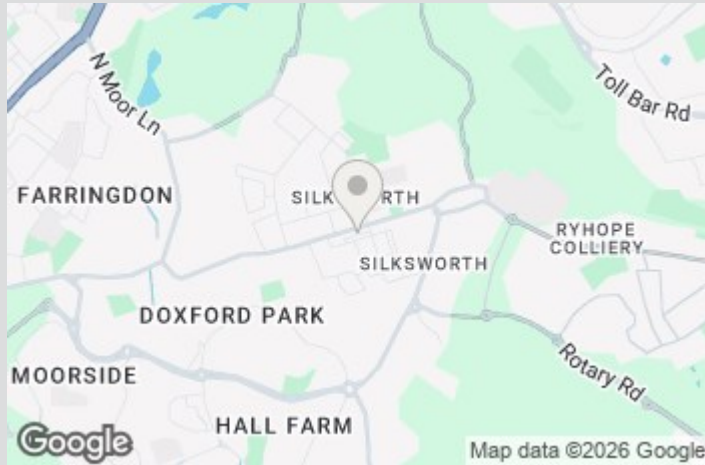
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Visit www.peterheron.co.uk or call 01915103323

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

MAIN ROOMS AND DIMENSIONS



Visit www.peterheron.co.uk or call **01915103323**

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



Approximate total area⁽¹⁾

89.9 m²

968 ft²

Reduced headroom

0.1 m²

1 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.

GIRAFFE360

