









This well presented and surprisingly spacious first floor two bed roomed flat is available with immediate vacant possession and no upward chain, the accommodation includes a landing, spacious living room open plan into fitted kitchen with integrated appliances, two bedrooms and a modern bathroom. Features of note including gas central heating, double glazing and access down to an enclosed courtyard. Walking distance from all amenities including Asda supermarket and Boldon Leisure park, the property is well placed for the A19 and major routes into Sunderland City Centre, South Shields, Newcastle Upon Tyne and Durham City.

MAIN ROOMS AND DIMENSIONS

First Floor Apartment

Entrance via UPVC door with stairs leading to first floor.

Landing

Radiator and doors to

Lounge 14'5" x 12'0"

Double glazed window to the rear, double radiator and door to bathroom. Open plan into kitchen.

Kitchen 11'1" x 7'1"

Range of modern wall and base units with wood effect countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Integrated appliances include a gas oven and hob with cooker hood over. Space has been provided for the inclusion of a washing machine, dishwasher, fridge and freezer. Vertical radiator and UPVC door to the rear.

Bedroom 1 14'8" x 10'10"

Double glazed window to the front elevation, double radiator and built in wardrobes.

Bedroom 2 7'4" x 7'3"

Double glazed window to the front elevation and a radiator.

Bathroom

Low level WC, washbasin and bath with wall mounted shower, chrome heated towel rail, fully tiles walls and Velux window.

Outside

Steel stairs leading to low maintenance rear courtyard.

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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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 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs							
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions				
(81-91) B			(92 plus) A				
(69-80) C			(81-91) B				
(55-68) D			(69-80) C				
(39-54) E			(55-68) D				
(21-38) F			(39-54) E				
(1-20) G			(21-38) F				
Not energy efficient - higher running costs							
Not environmentally friendly - higher CO ₂ emissions							
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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