

Sandringham Terrace, Roker, Sunderland £74,950











A superb ground floor flat, providing immaculate and deceptively spacious accommodation within this ever popular and convenient location. Internally comprising of a hall with useful built in storage cupboard, an attractive lounge and an impressive kitchen, fitted with a range of stylish units. The hall also provides access to both the double bedroom and a superb, modern bathroom/wc, incorporating a shower cubicle. Externally there is a courtyard to the rear with roller shutter access door. This location is ideal for access to local shops, as well as the sea front, Roker Park and excellent transport connections. With immediate vacant possession and no upper chain involved, early viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door with inner wooden door to the reception hall.

Reception Hall



Radiator, large storage cupboard and doors to

Lounge 12'7" x 13'4"



Double glazed window to the rear, radiator and feature fireplace. Door to kitchen.

Kitchen 7'0" x 10'9"



Range of modern wall and base units with worksurface over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hobs and extractor hood, space for a washing machine. Double glazed window and UPVC door to rear.

Bedroom 1 12'11" x 13'4"



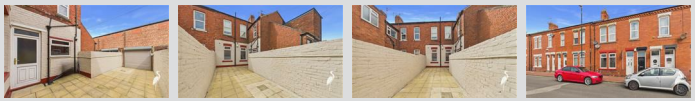
2x double glazed windows to the front and a radiator.

Bathroom



Bath, dual head waterfall shower cubicle, low level WC and hand wash basin. Radiator and a double glazed window to the rear.

Outside



Low maintenance courtyard to the rear with roller shutter to access the rear lane.

Tenure LH
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 24/06/1908 and the Ground Rent is £4

Ground rent review period (year/month) - to be confirmed

Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Council TaxBand
The Council Tax is Band A.

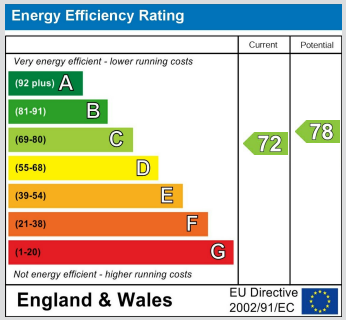
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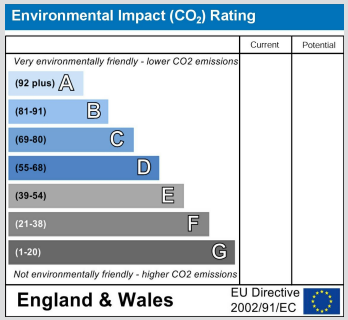
their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

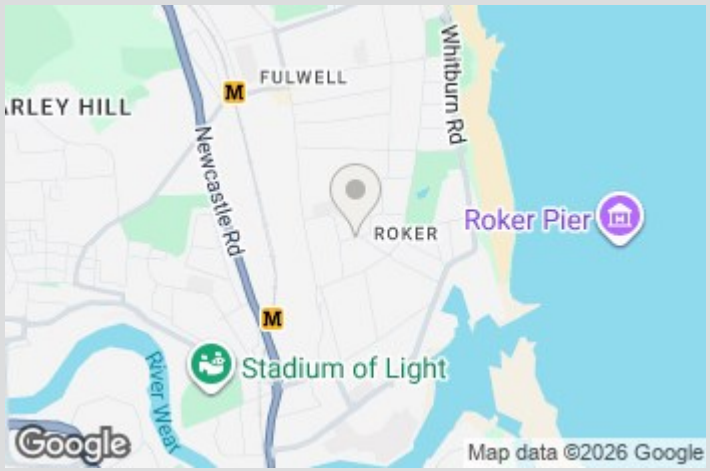
Viewings Srd
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

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

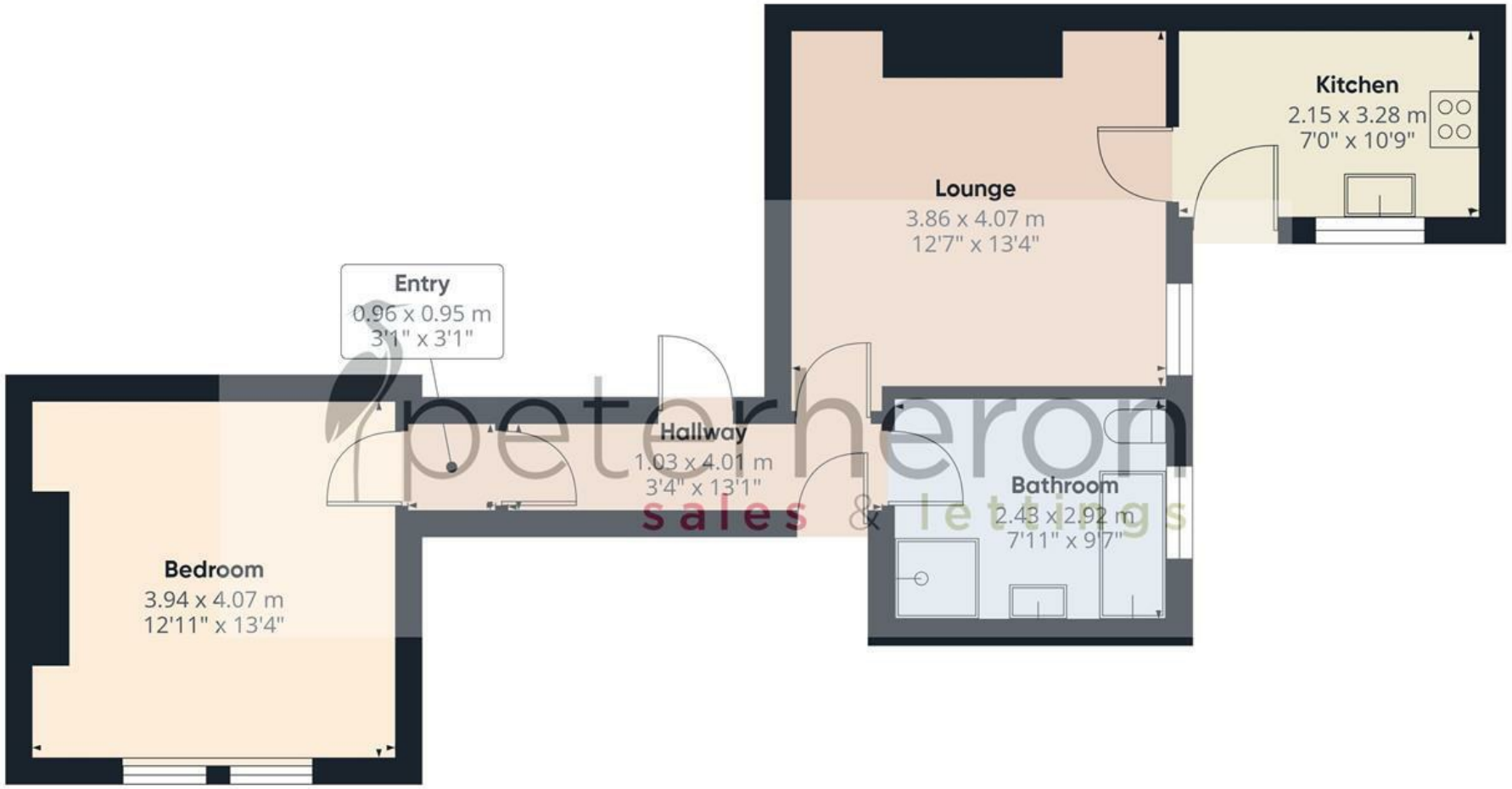
Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.







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Approximate total area(1)

50.5 m²

545 ft²

(1) Excluding balconies and terraces

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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