

Redcar Road, Redhouse, Sunderland

£140,000




Wise men say.
Only fools rush in.
But I can't help
falling in love
you.







This popularly situated three bedroomed terraced home offers an exciting opportunity for first time buyers and families alike. The well presented internal accommodation comprises a reception hall, lounge opening into dining room with patio doors into the attractive south facing rear gardens and open plan into fabulous modern kitchen. To the first floor there are three first floor bedrooms, bathroom/WC and staircase to the loft space. Sitting in the ever-popular lower Redhouse estate which enjoys a central position to the A19, City Centre and coast, the property should be viewed as a matter of urgency to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Reception Hall




Double radiator, stairs to first floor, storage cupboard and door to Lounge

Lounge





Double glazed bay window to front, radiator and door to

Kitchen/Diner







Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hob and hood. Space for a washing machine and low level fridge freezer. Radiator, Double glazed window and UPVC French patio doors to rear.

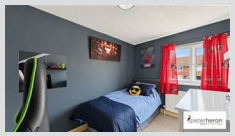
First Floor Landing
Staircase leading to loft space.

Bedroom 1



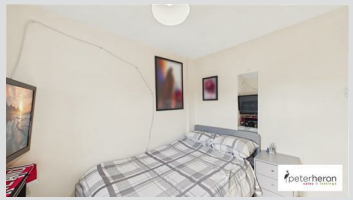

Double glazed window to front. Radiator and storage cupboard

Bedroom 2

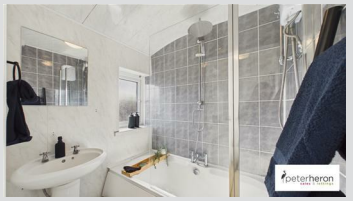

Double glazed window to rear and a radiator

Bedroom 3

Double glazed window to front and a radiator

Bathroom




Bath with dual head waterfall shower over, low level wc and hand wash basin. Radiator and 2x double glazed windows to rear

Loft Space






Velux window and two radiators.

Outside







Low maintenance south facing garden to the rear featuring artificial lawn and a raised decked seating area with an outhouse.

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:-

MAIN ROOMS AND DIMENSIONS

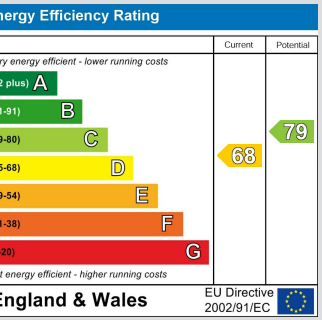
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, 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.

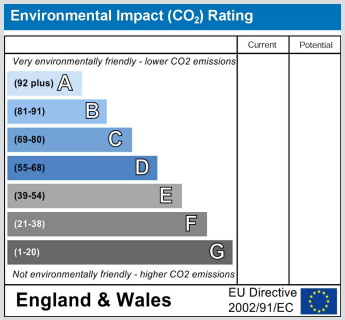
Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

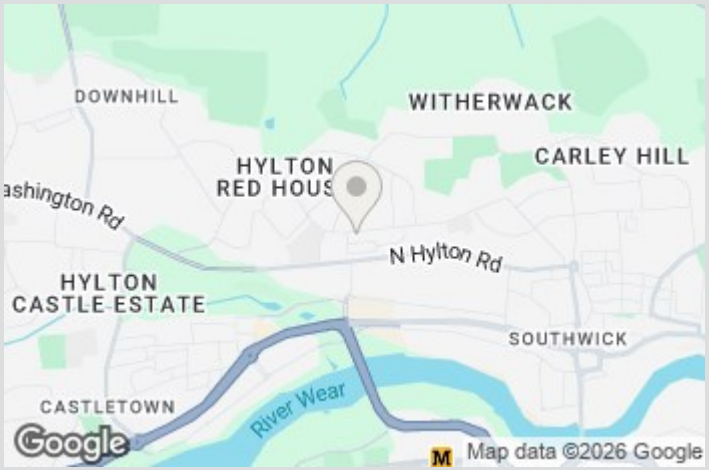
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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









Ground Floor



First Floor



Second Floor

S
E W
N

peterheron sales & lettings

Approximate total area(1)

99.7 m²

1071 ft²

Reduced headroom

8.9 m²

96 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