









This superb two bedroom semi-detached house, provides attractive and spacious accommodation within this ever popular location. Internally the accommodation briefly comprises to the ground floor of a hall with staircase to the first floor and a cloakroom/wc, there is a generous lounge / dining room, enjoying a dual aspect and a modern fitted kitchen. To the first floor there are two double bedrooms and a contemporary bathroom/wc. Externally there is a driveway to the front and a garden to the rear. This location is ideally placed for local amenities, shops and schools, as well as offering links to Nissan, Doxford International, Sunderland City Centre and access to major road links including the A19. Viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Hall



Stairs to first floor with storage under and radiator.

Lounge/Dining Room 20'4" x 8'9"



Double glazed windows to the front and 2x radiators.

Kitchen 9'2" x 12'5"



Range of wall and base units with countertops over a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and cooker hood. Space provided for a fridge freezer and washer/dryer. Radiator and storage cupboard. Double glazed window and UPVC door to rear.

Cloakroom/WC



Low level WC and washbasin set into vanity unit. Double glazed window to side.

First Floor Landing



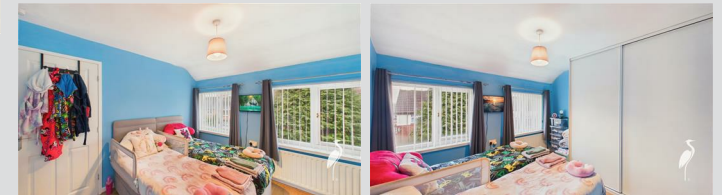
Double glazed window to side and access point to loft.

Bedroom 1 10'0" x 12'2"



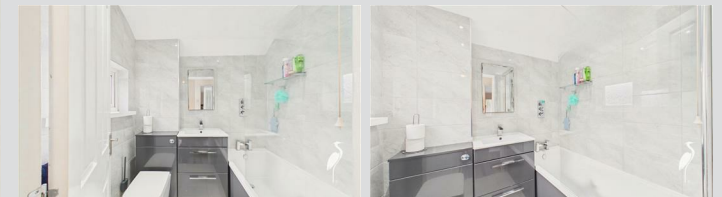
2x double glazed windows to front, 2x storage cupboards, radiator and built in mirrored fronted sliding door wardrobes.

Bedroom 2 10'0" x 10'7"



2x double glazed windows to rear, radiator and built in sliding door wardrobes.

Bathroom



Low level WC and washbasin vanity unit, bath with waterfall shower over. Heated towel rail and double glazed window to side.

Visit www.peterheron.co.uk or call 01915106116

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

MAIN ROOMS AND DIMENSIONS

Outside



Garden to the front with driveway providing off street parking. Enclosed rear garden with 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:- 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

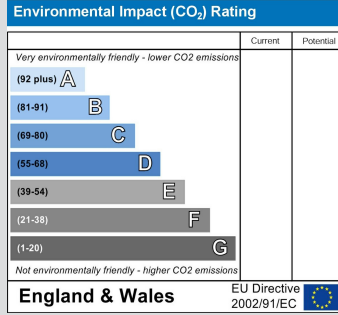
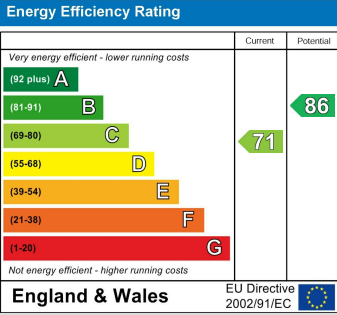
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

Opening Times

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

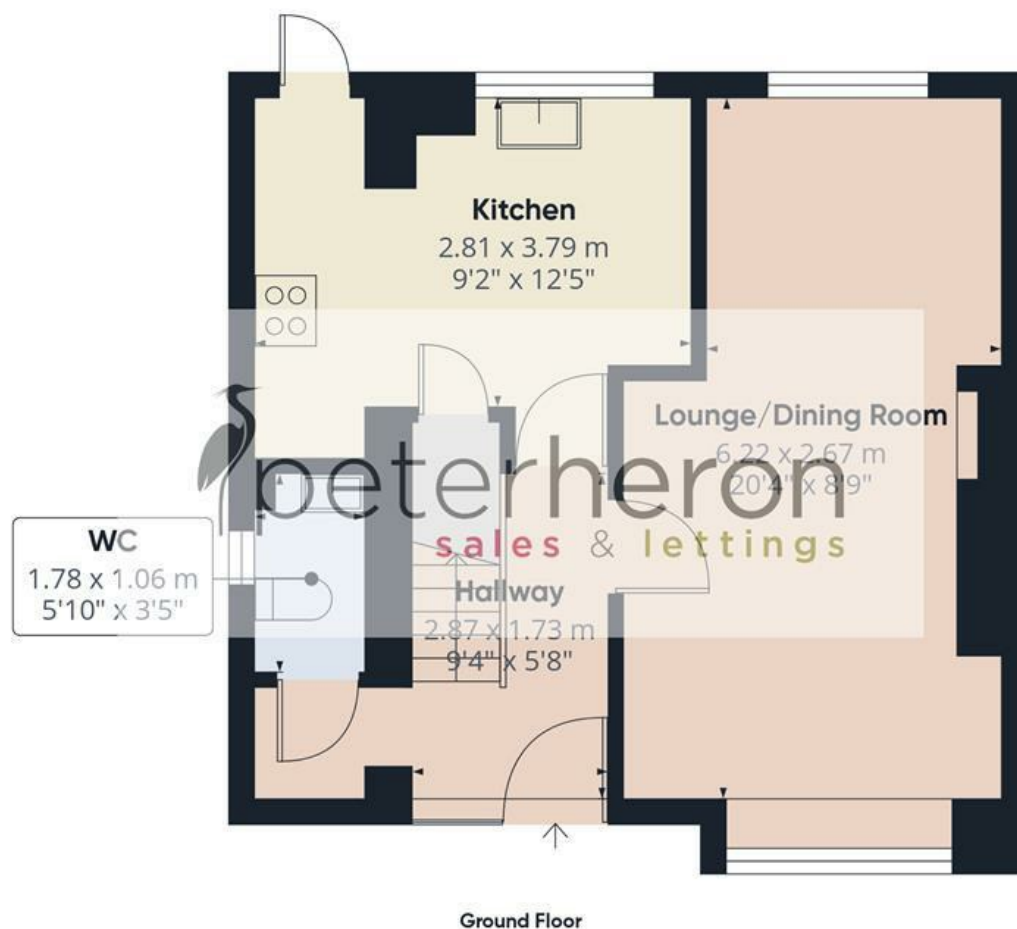
Ombudsman

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 01915106116

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



Approximate total area⁽¹⁾

68.4 m²
735 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.

GIRAFFE360

