









We introduce to you, a 75% share in this attractive two-bedroom mid link home presenting an excellent opportunity for first-time buyers, couples or those looking to downsize. Situated within a popular residential location, the property offers well-proportioned accommodation with plenty of potential to create a home tailored to your own tastes.

Internally, the property briefly comprises an entrance hall, a spacious living room, a fitted kitchen, two well-proportioned bedrooms and a family bathroom. Outside, there are gardens to the front and rear, providing pleasant outdoor space to enjoy.

Conveniently located close to local amenities, transport links and well-regarded schools, this home combines a sought-after setting with excellent potential. Perfect for couples looking to take their first step onto the property ladder or buyers seeking a home in a desirable location, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall



Stairs to first floor with storage under and radiator.

Lounge 13'5" x 15'11"



Double glazed windows and UPVC double glazed French patio doors to rear. Radiator.

Kitchen 10'11" x 9'0"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap, space for oven, fridge freezer and

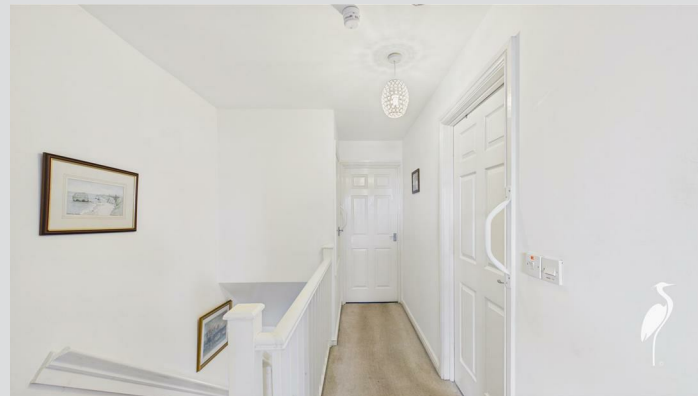
washing machine. Double radiator, double glazed window front and wall mounted boiler.

Cloakroom/WC



Low level wc and washbasin. Radiator and double glazed window to side.

First Floor Landing



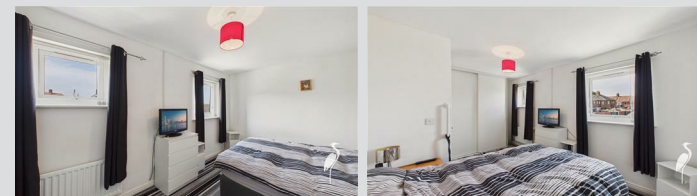
Access point to loft and storage cupboard.

Bedroom 1 8'7" x 15'10"



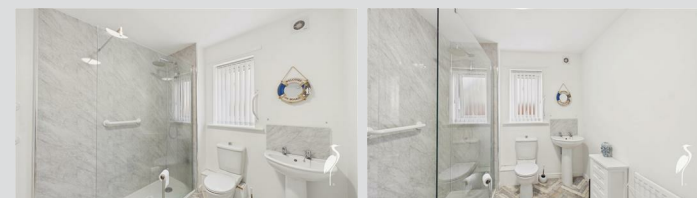
Two double glazed windows, built in sliding door wardrobes and radiator.

Bedroom 2 9'11" x 13'8"



Two double glazed windows to front, radiator and built in sliding door wardrobes.

Shower Room



Wall in dual head waterfall shower, low level wc and hand wash basin. Radiator and double glazed window.

Outside



Gardens to the front and rear.

MAIN ROOMS AND DIMENSIONS

Council Tax Band

The Council Tax Band is Band B.

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

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 125 years from 30/03/2011 and the Ground Rent is £150 per annum

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

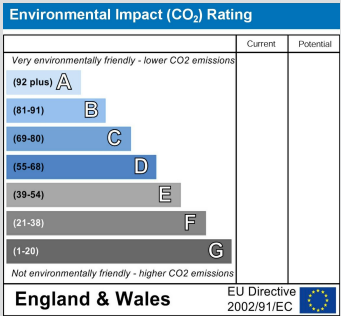
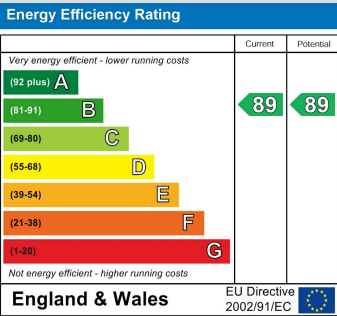
Any prospective purchaser should clarify this with their Solicitor.

Opening Times

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

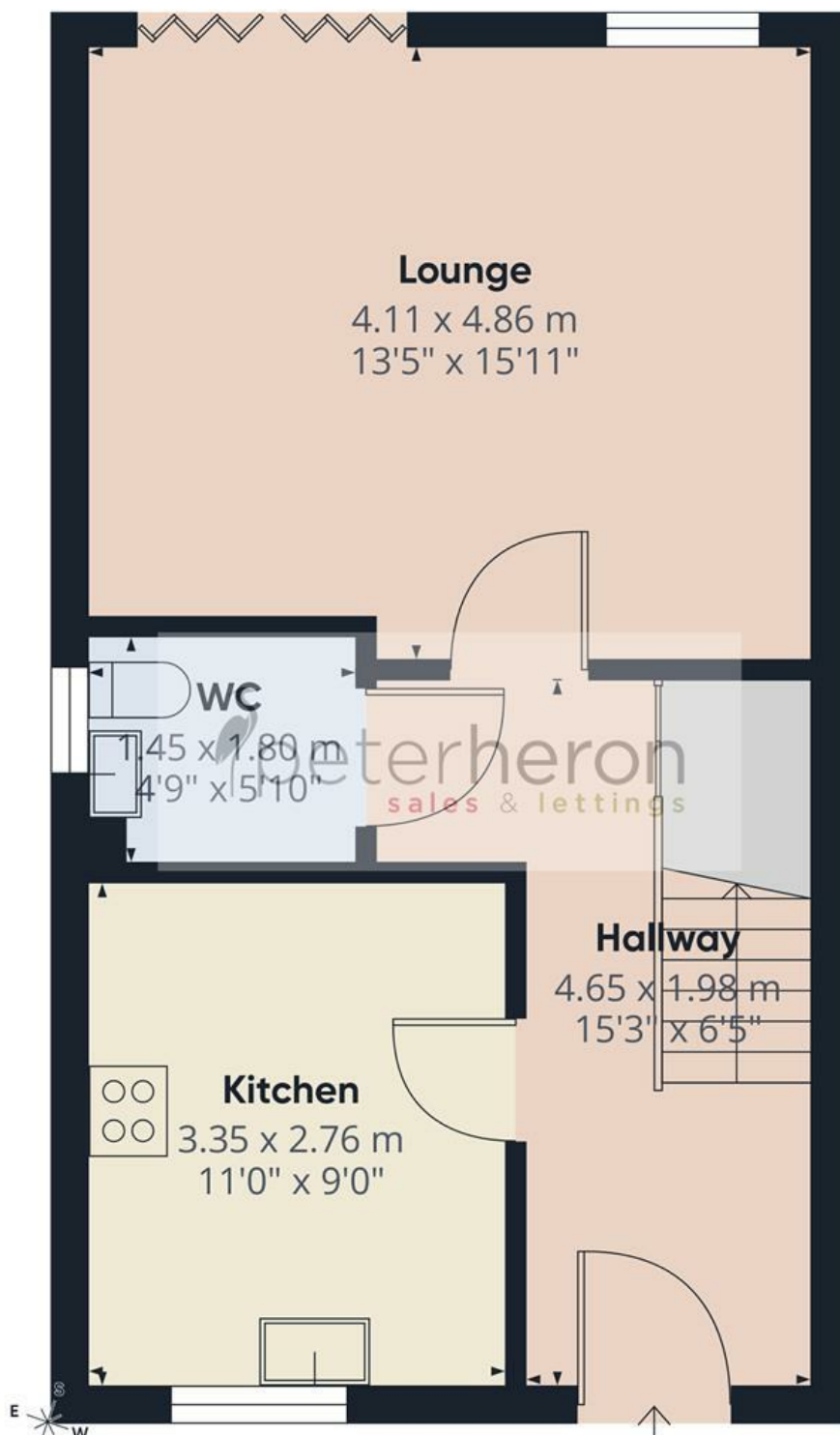
Ombudsman

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⁾

79.7 m²
859 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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