









This two bedroom end link is available with immediate vacant possession and no upward chain. In need of general updating and modernising, the property comprises lounge, kitchen, conservatory, two bedrooms and a bathroom/wc. Externally there are gardens to the front and rear. A mere mile or so from the City Centre and close to many local amenities, viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Lobby

Inner door to lounge.

Lounge 11'5" x 11'7"



Double glazed windows to front and side and double radiator. Stairs to first floor and door to inner lobby.

Inner Lobby

Storage cupboard and open into kitchen.

Kitchen 10'10" x 11'7"



Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer. Integrated oven with electric hob, space for a fridge freezer and washing machine. Double glazed window and UPVC door to conservatory.

Conservatory 5'7" x 8'6"



Double glazed windows and UPVC double glazed patio door to rear garden.

First Floor Landing



Access point to loft.

Bedroom 1 10'11" x 11'6"



Double glazed window to front, double radiator and storage cupboard.

Bedroom 2 10'9" x 6'5"



Double glazed window to rear and double radiator.

Bathroom



Low level WC, washbasin and bath with shower tap, double glazed window to rear.

Outside



Gardens to the front and rear.

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.

Visit www.peterheron.co.uk or call 01915103323

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

MAIN ROOMS AND DIMENSIONS

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.

Fawcett Street Viewings

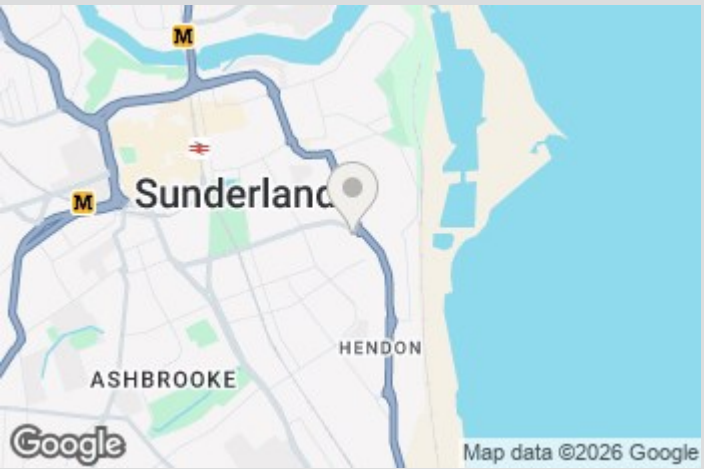
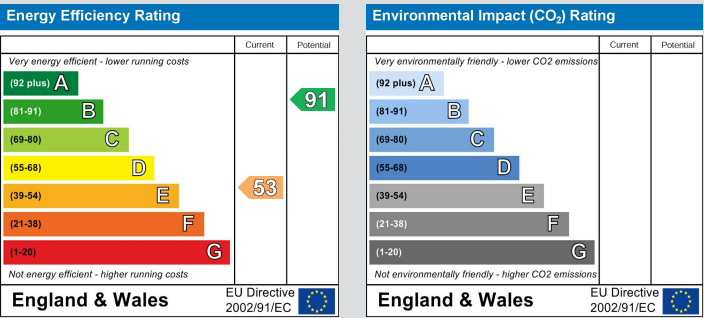
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

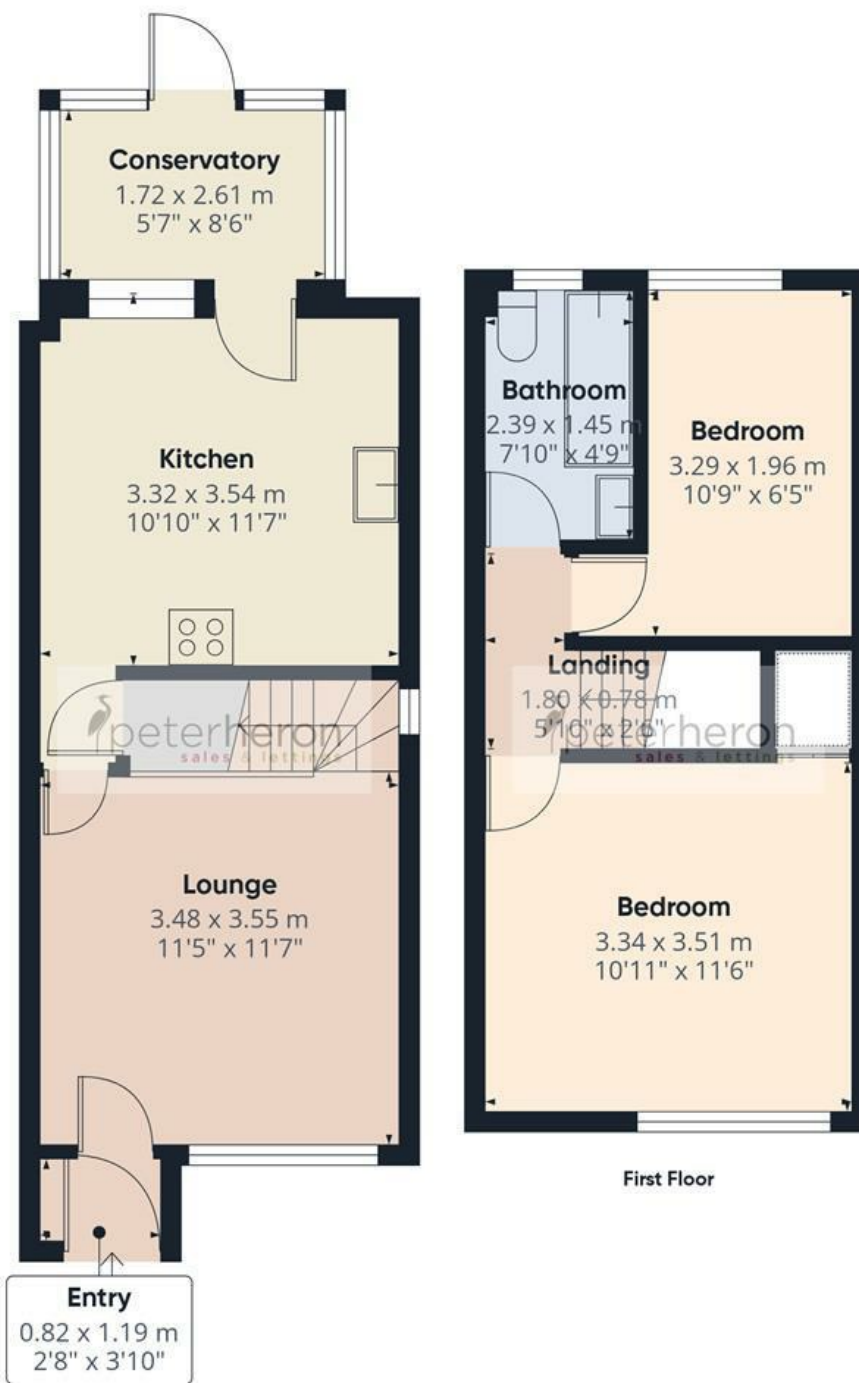
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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



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Approximate total area⁽¹⁾

56.8 m²

610 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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