









This beautifully presented two bedroom mid terrace house, provides a most impressive standard of accommodation within this convenient location. Internally the stylish interior includes a reception hall and an attractive lounge with bespoke media wall that opens through to a dining room with French doors to the rear courtyard. There is a stunning kitchen, fitted with an excellent range of contemporary units and a selection of integrated appliances and there is a modern bathroom/wc, featuring both a roll top, freestanding bath and a shower cubicle. To the first floor there are two well-proportioned bedrooms. Externally there is a courtyard to the rear with access to a useful outhouse / laundry and there is a garage. This convenient location provides easy access to local amenities, shops and schools, as well as offering excellent links to Sunderland City Centre and major road links including the A19. Early viewing highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via composite entrance door with inner wooden glass panelled door to

Reception Hall



Radiator, storage cupboard and door to dining room.

Lounge 12'5" x 11'9"



Double glazed window to front, double radiator and built in media wall with shelving, storage and lighting. Open plan into dining room.

Dining Room 14'9" x 11'5"



UPVC double glazed French patio doors to rear and electric fire. Door to inner lobby.

Inner Lobby



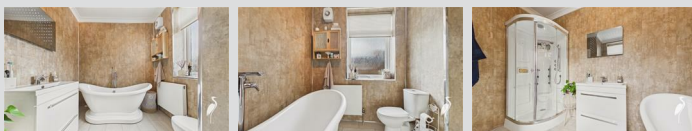
Stairs to first floor and door to kitchen.

Kitchen 13'1" x 7'8"



Range of wall and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated double oven, gas hob and hood and a fridge freezer. Double glazed window to rear, double radiator, Composite door to rear and door to bathroom.

Bathroom



Freestanding feature bath, luxury shower cubicle, low level wc and wash basin set into vanity unit. Radiator and double glazed window to rear.

First Floor Landing

Radiator and access point to loft.

Bedroom 1 12'7" x 13'1"



Double glazed window to front, double radiator and built in wardrobes and drawers.

Bedroom 2 14'11" x 11'3"



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

Outside



Well sized courtyard featuring an outhouse/utility and garage.

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MAIN ROOMS AND DIMENSIONS

Outhouse/Utility 6'7" x 7'8"



Providing space and plumbing for a washing machine and tumble dryer. Radiator and built in storage cupboard. Double glazed window and UPVC door to courtyard.

Garage 17'9" x 8'4"



Council Tax Band

The Council Tax 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.

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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.

Sea Road Viewings

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

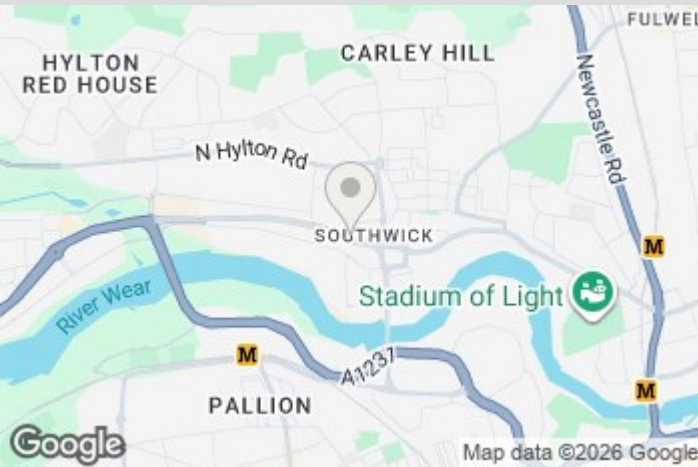
Opening Times

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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Ground Floor

Approximate total area⁽¹⁾

60.4 m²

650 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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