Hereford Court, Hillview, Sunderland

£105,000

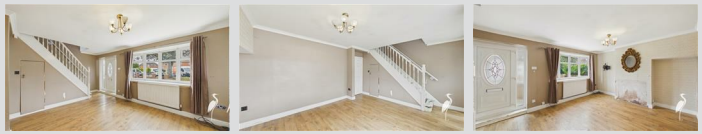
This two bedroom semi-detached house, occupies a superb cul-de-sac position within this ever popular area of Hill View. Internally the accommodation includes an entrance porch, lounge and a fitted kitchen / diner. On the first floor there are two well-proportioned bedrooms and a bathroom/wc. A staircase leads up to an excellent floored and boarded loft space with a sky light window and a radiator. Externally there are gardens to the front and rear. This location is ideal for access to local amenities, shops and schools as well as offering excellent links to surrounding areas. With no upper chain involved, viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Porch
Double glazed windows and Inner UPVC door to lounge.

Lounge 12'0" x 17'4"



Double glazed bay window to front and radiator. Stairs to first floor with storage under and door to kitchen.

Kitchen/Diner 7'10" x 17'4"

Wall and base units countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Space for oven, fridge freezer and washing machine. Double glazed window to rear and UPVC French patio doors to garden. Column radiator.

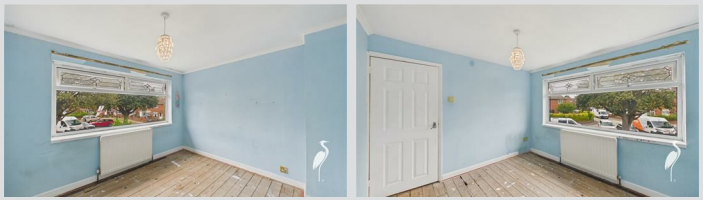
First Floor Landing

Double glazed window to side and radiator.

Bedroom 1 10'4" x 10'7"

Double glazed window to rear and radiator.

Bedroom 2 9'10" x 10'9"



Double glazed window to front and radiator.

Stairs to loft space

Radiator and stairs leading to loft.

Bathroom

Low level WC, washbasin and bath, double glazed windows and chrome heated towel rail.

Loft Space

Double glazed window to side and skylight window. Storage cupboard and radiator.

Outside
Well sized lawned and block paved front garden. Lawned and paved rear garden benefitting from an outhouse.

MAIN ROOMS AND DIMENSIONS

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.

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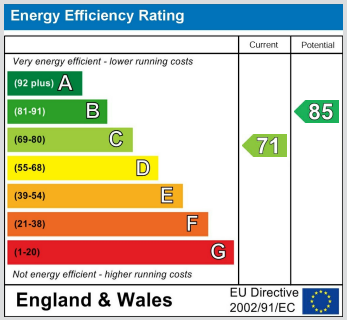
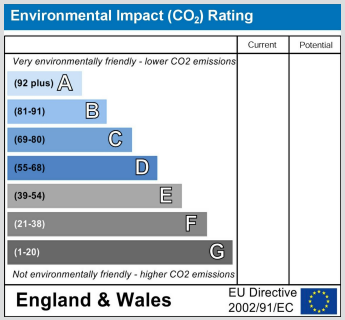
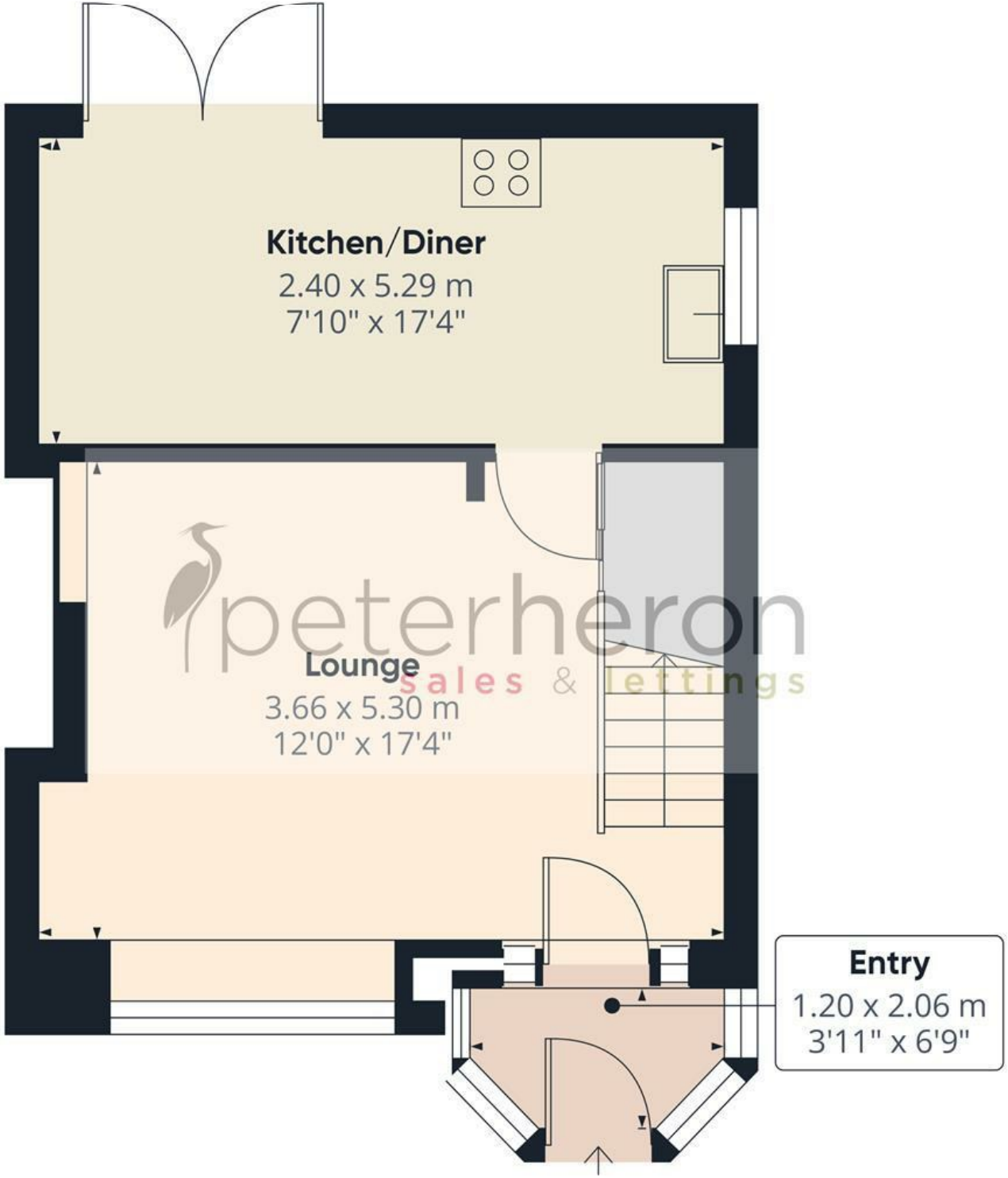
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.







Ground Floor

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Approximate total area(1)

35 m²

377 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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