





peterh
sales





CASH BUYERS ONLY! This attractive two bedroom first floor flat enjoys a garden to the front, a garage and a delightful position within this popular area of Moorside. Internally the accommodation is accessed via its own private entrance with staircase to the first floor where there is a lounge, kitchen, two bedrooms and a bathroom/wc. The flat benefits from double glazing, electric storage heaters, a garden to the front and a single garage located in a nearby block. Located within this convenient area of Moorside, the property is well served by local amenities and provides easy access to Doxford International Business Park and to major road connections including the A19. Available with no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door into

Entrance Lobby



Storage cupboard and stairs leading to accommodation.

Hallway



Access point to loft and doors to

Lounge



Double glazed full height window to front, storage cupboard, electric heater and door to kitchen.

Kitchen



Wall and base units with countertops over incorporating a 1.5 bowl stainless steel sink and drainer unit with mixer tap. Space for an oven, fridge freezer and tumble dryer.

Bedroom 1



Double glazed window to the front and built in wardrobes.

Bedroom 2



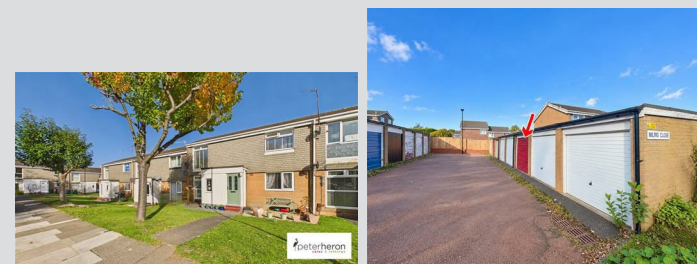
(This room is currently being utilised as a dining room)
Double glazed window to the rear, built in wardrobes and an electric heater.

Bathroom



Bath with shower over, low level WC and hand wash basin. Double glazed window to rear.

Outside



Attractive and well kept, lawned front garden, there is also a garage located in a nearby block.

Tenure LH

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 99 years from 1/03/1970 and the Ground Rent is £15

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.

Council TaxBand

The Council Tax is Band A.

MAIN ROOMS AND DIMENSIONS

Important Notice

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.

Viewings Fst

To arrange an appointment to view this property contact our Fawcett Street branch on .

Opening Times

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

Ombudsman

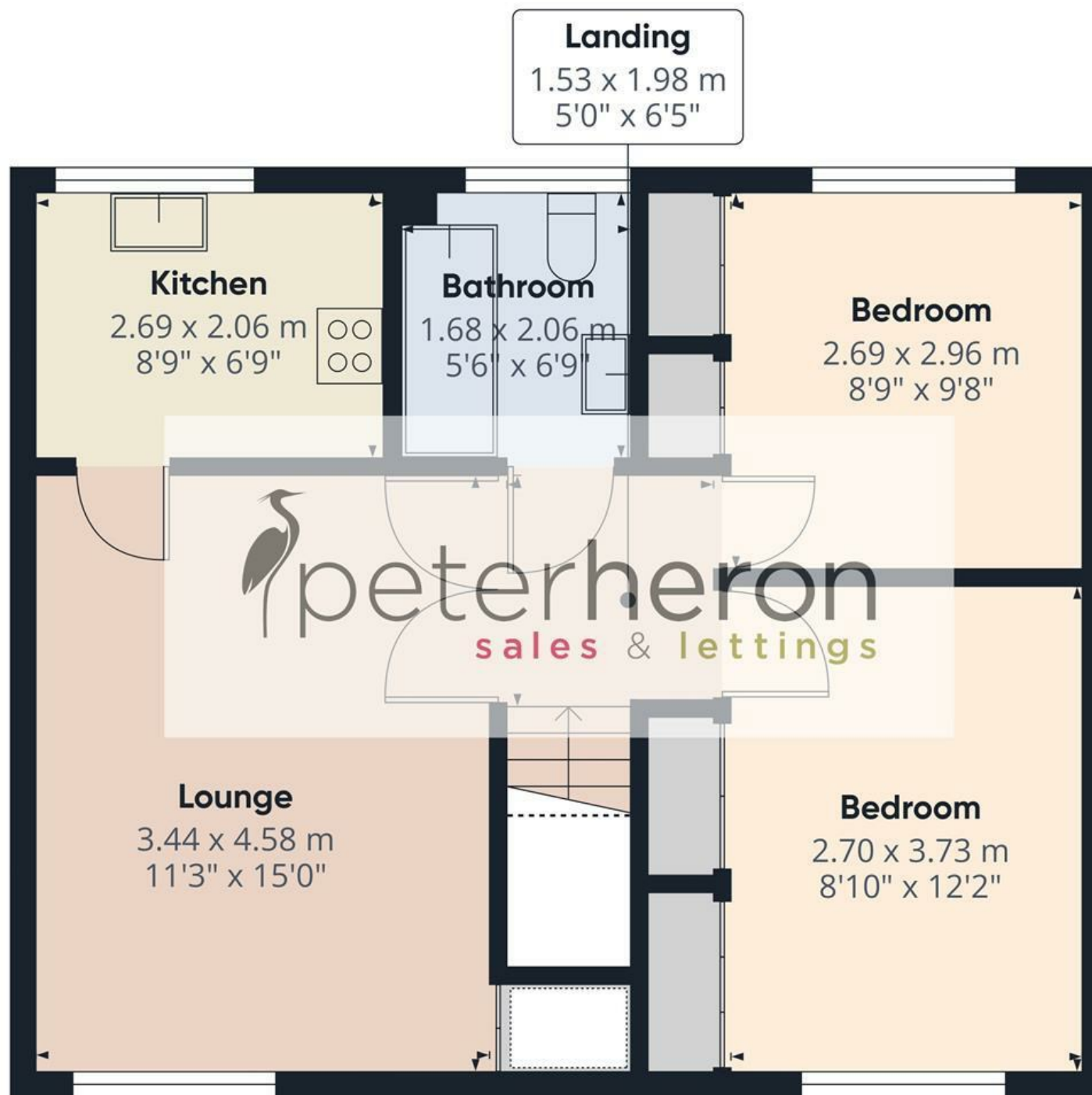
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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



Approximate total area⁽¹⁾

49.1 m²

529 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



First Floor