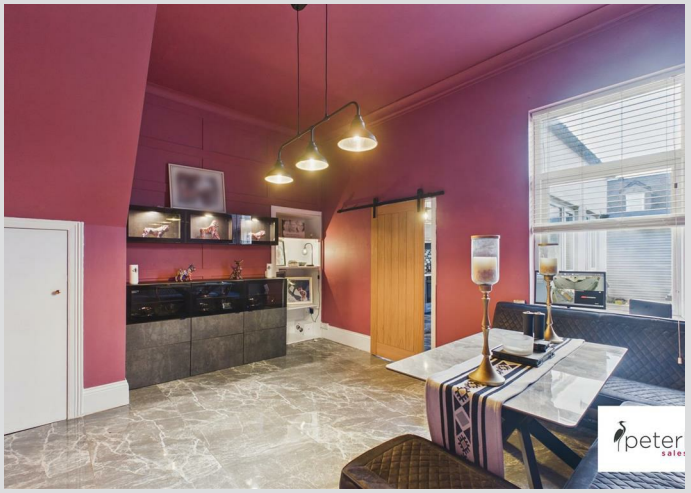


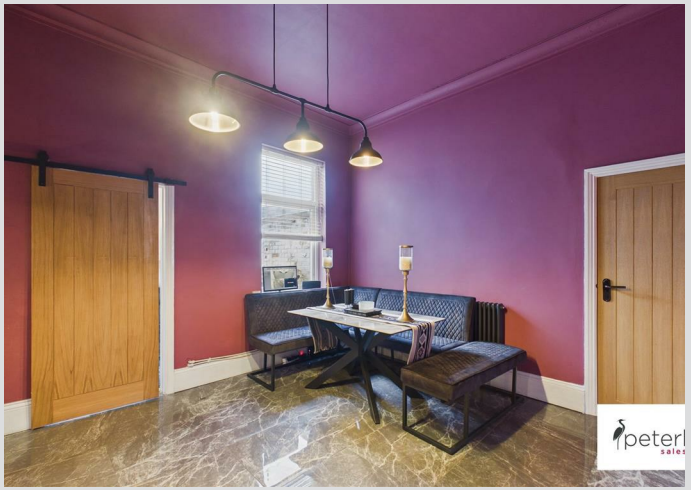
Hartington Street, Roker, Sunderland £99,950




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A stunning and deceptively spacious two bedroom, two reception room ground floor flat, comprehensively upgraded and modernised to provide an exceptional standard of accommodation. The immaculate interior is all on one level, briefly including a hall, a spacious lounge with feature media wall and a separate dining room that connects through to a stylish fitted kitchen. There are two well-proportioned bedrooms and an impressive shower room/wc. Externally there is a courtyard with a roller shutter access door. The property benefits from gas central heating to radiators and UPVC double glazing. This location is ideal for access to local amenities, shopping facilities, Roker Park, the sea front and the Stadium of Light Metro station. Viewing is highly recommended to appreciate the quality and space of the accommodation on offer!

MAIN ROOMS AND DIMENSIONS

All On Ground Floor
Access via UPVC entrance door.

Reception Hall



Radiator.

Lounge



Double glazed window to front, radiator and media wall with built in electric fire. Wooden sliding door to dining room.

Dining Room



Double glazed window to rear and cast iron radiator. Built in shelving and storage cupboard. Wooden sliding door to kitchen.

Kitchen



Range of modern wall and base units with marble effect countertops over incorporating a single bowl Belfast style sink and drainer with chrome mixer tap. Integrated oven with gas hob and food. Space for an American style fridge freezer and a washing machine. Two double glazed windows and UPVC door to rear. Wooden sliding door to shower room.

Shower Room



Dual head waterfall shower, WC and wash basin set into vanity unit with LED touch operated mirror. Cast iron radiator and double glazed window to rear.

Bedroom 1



Double glazed window to front.

Bedroom 2



Double glazed window to front, radiator and access point to loft.

Outside



Low maintenance courtyard with roller shutter.

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.

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

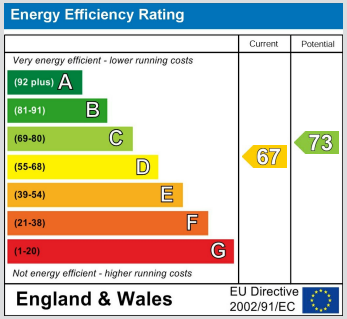
MAIN ROOMS AND DIMENSIONS

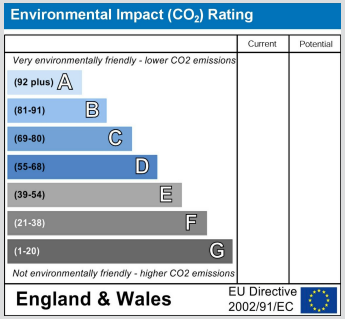
be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however 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.

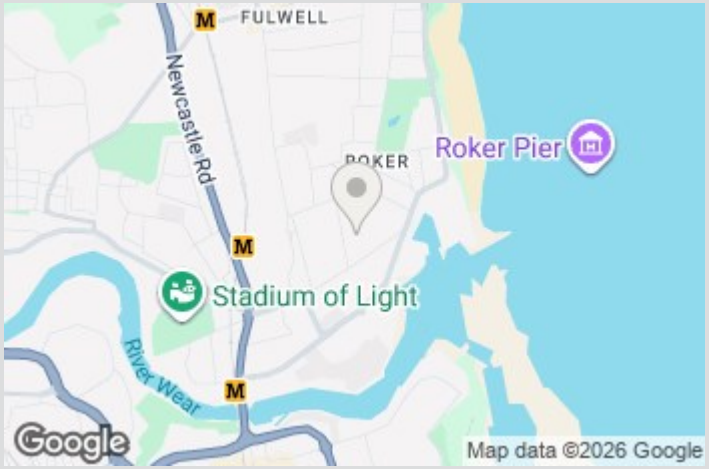
Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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)

82.6 m²

890 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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