









Enjoying a very quiet cul-de-sac position with beautiful south facing gardens to the rear, this very well appointed two bedroom mid link villa is neatly presented throughout. The property internally has a lounge, kitchen/diner, two first floor bedrooms and a bathroom and benefits from a spacious loft room. With enclosed gardens to the rear, there is also a driveway to the front providing off street parking. Walking distance from Pallion shops the property is equidistant from the City Centre and A19 and is also particularly convenient for Sunderland Royal Hospital and the University. Early viewing highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

### Entrance Lobby



Radiator, storage cupboard and stairs to first floor.

### Lounge 12'9" x 13'10"



Double glazed bay window front, double radiator, feature fireplace and storage cupboard. Door to kitchen/diner.

### Kitchen/Diner 8'11" x 18'10"



Range of wall and base units with countertops over incorporating a sink and drainer with mixer tap. Integrated oven with six burner gas hob and cooker hood. Space for a fridge freezer and washing machine. Radiator, Double glazed window and UPVC French Patio doors to rear.

## First Floor Landing

### Bedroom 1 11'11" x 13'0"



Double glazed window to front, radiator, built in mirrored fronted wardrobes and storage cupboard.

### Bedroom 2 9'10" x 11'5"



Double glazed window to rear and radiator.

### Bathroom



Low level, washbasin and bath with shower over, radiator and double glazed window to rear.

## Stair Access to Loft Space



Double glazed window to rear and stairs to loft space.

### Loft Space 13'5" x 18'7"



Two radiators, two storage cupboards and two Velux windows.

### Outside



Block paved area to the front with driveway, whilst to the rear generous garden mainly laid to lawn with mature shrubs and trees. Outhouse.

### Council Tax Band

The Council Tax Band is Band A.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## 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

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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

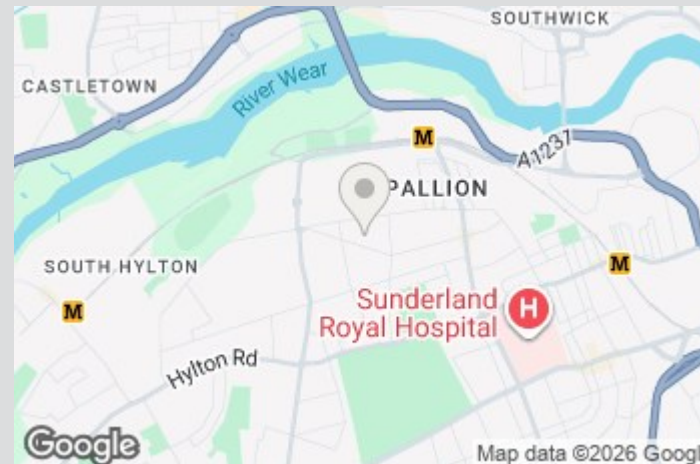
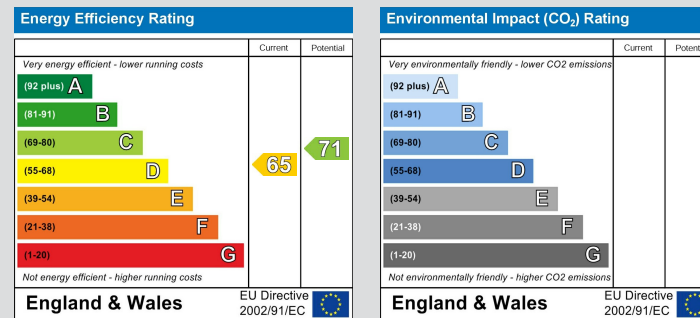
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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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Ground Floor



First Floor



Second Floor

**Approximate total area<sup>(1)</sup>**

100.6 m<sup>2</sup>

1083 ft<sup>2</sup>

**Reduced headroom**

1.8 m<sup>2</sup>

19 ft<sup>2</sup>

(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.

