



A popular style two bedroom semi detached home sitting is situated within the ever fashionable Redhouse estate. Selling with a sitting tenant (current rent £675pcm), the property is well presented throughout comprising hall, lounge, kitchen/diner, two first floor bedrooms and a bathroom whilst externally there gardens to the front and rear. Perfect for the A19, coast, Sunderland City centre, Nissan, Doxford International park and Amazon. Viewing recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via wooden entrance door.

### Entrance Hall



Stairs to first floor with storage under, radiator and door to lounge.

### Lounge 9'11" x 11'10"



Double glazed window to front, radiator and open into kitchen/diner.

### Kitchen/Diner 17'2" x 7'11"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space for an oven, washing machine and fridge freezer. Two double glazed windows and UPVC door to rear. Radiator.

## First Floor Landing



Double glazed window to side and access point to loft.

### Bedroom 1 13'9" x 9'11"



Two double glazed windows to front, radiator, built in wardrobes and drawers and storage cupboard.

### Bedroom 2 10'6" x 10'4"



Two double glazed windows rear and radiator.

## Bathroom



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

## Outside

Gardens front and rear.

## 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 be pleased to check the information. Do so particularly, if

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# MAIN ROOMS AND DIMENSIONS

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

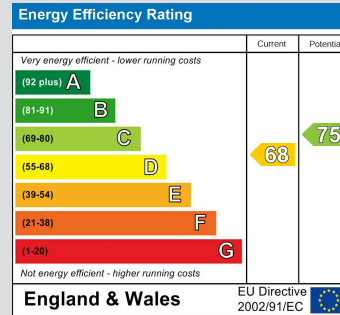
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

## Opening Times

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

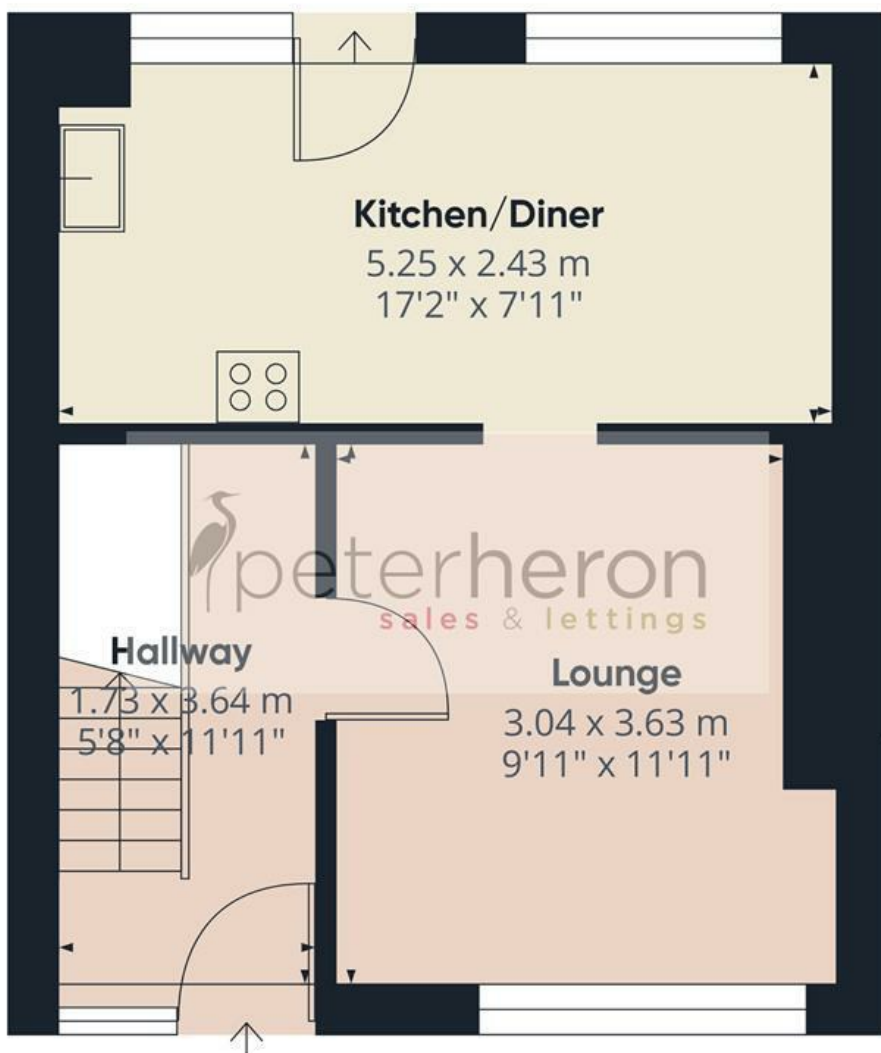
## Ombudsman

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

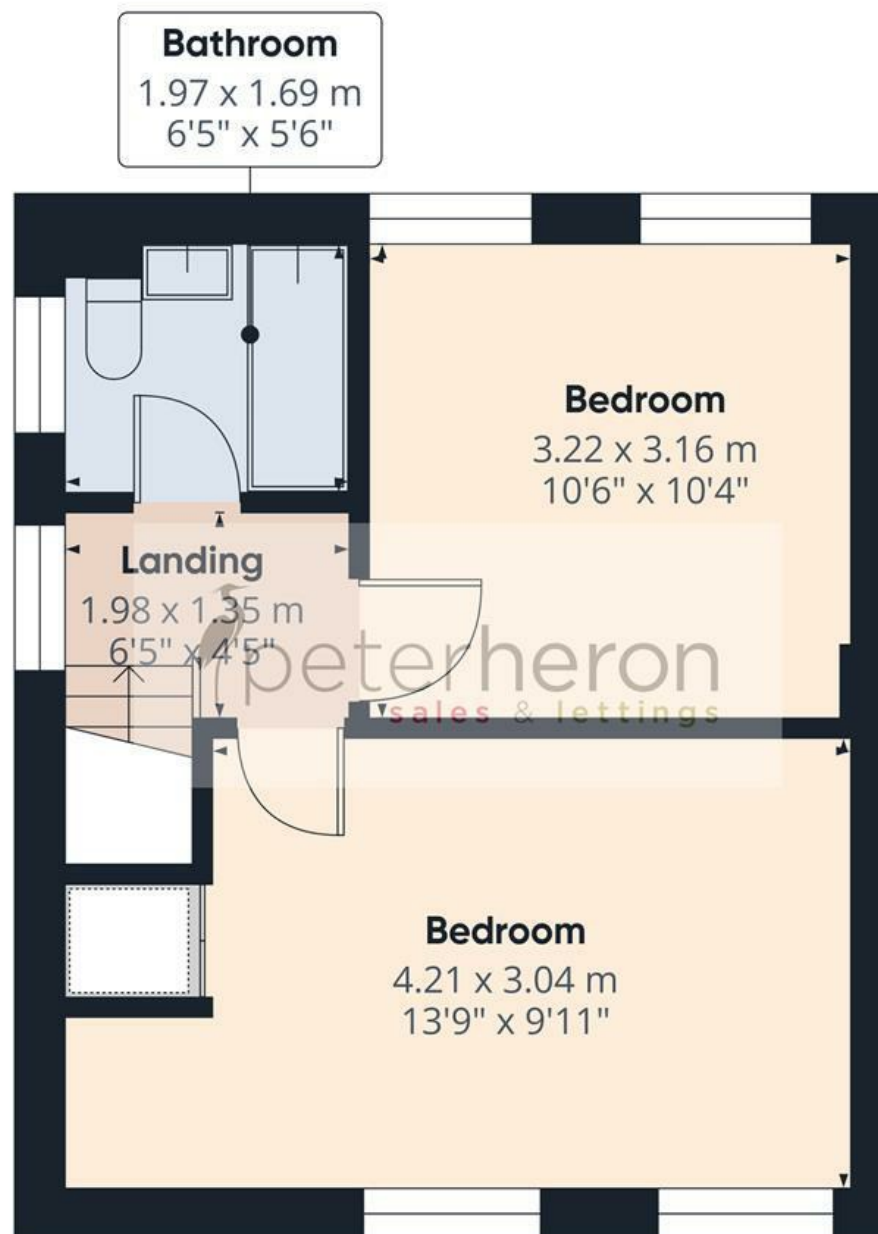


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Ground Floor



First Floor

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

60.9 m<sup>2</sup>  
656 ft<sup>2</sup>

(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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