









A spacious and beautifully presented two-bedroom, two reception room double fronted mid terrace cottage, offering comfortable accommodation all on one level. The property comprises an entrance vestibule, hallway, lounge, dining room, modern kitchen, contemporary bathroom/WC and two bedrooms. Externally, there is a small forecourt to the front and an enclosed rear courtyard with a remote-controlled roller shutter access door. Conveniently located just off Chester Road, the property is well placed for local shops, amenities and schools, with easy access to Sunderland Royal Hospital, the city centre and the University. Viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

All On Ground Floor

Access via Composite entrance door with inner wooden glass panelled door to

Reception Hall



Doors to the lounge, dining room and bedroom two.

Lounge



Double glazed window to the front.

Dining Room



Double glazed window to rear, log burning stove and vertical radiator. Doors to the kitchen and bedroom one.

Kitchen



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hob. Space for an American style fridge freezer and washing machine. Radiator, double glazed window to side and opening into the rear hall.

Rear Hall



UPVC door to the rear and door to the shower room. Providing space for a tumble dryer.

Shower Room



Shower cubicle and vanity unit comprising low level wc and hand wash basin. Radiator, built in storage and double glazed window to rear.

Bedroom 1



Double glazed window to the rear and a vertical radiator.

Bedroom 2



Double glazed window to front and a radiator.

Outside



Good sized courtyard to rear benefitting from a large shed and roller shutter to rear lane providing off street parking.

Tenure FH

We are advised by the Vendors that the property is

MAIN ROOMS AND DIMENSIONS

Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council TaxBand

The Council Tax is Band A.

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.

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.

Viewings Fst

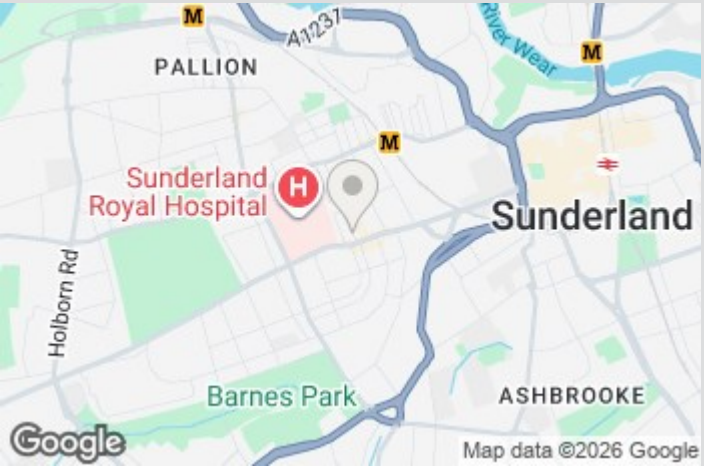
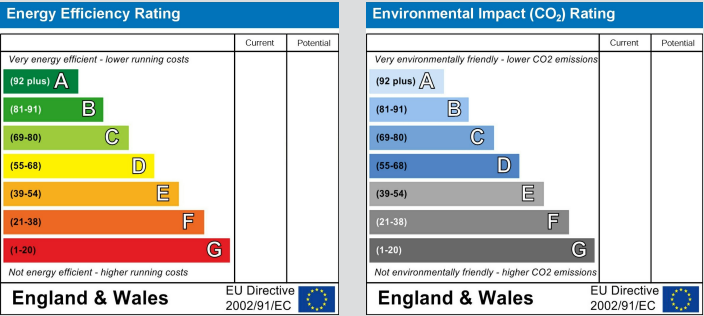
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

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.

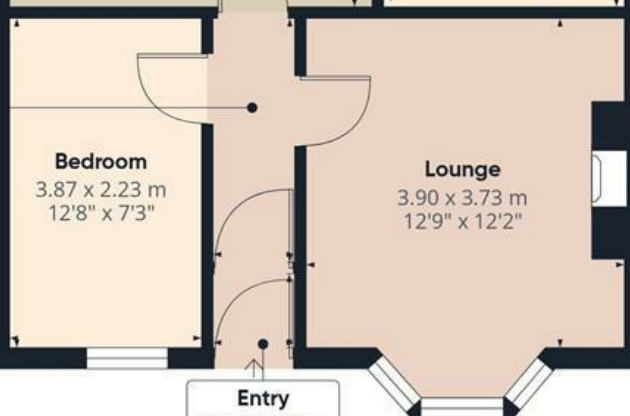


Visit www.peterheron.co.uk or call 01915103323

Laundry Room
0.89 x 2.60 m
2'11" x 8'6"



Hallway
2.79 x 0.96 m
9'2" x 3'1"



Entry
0.95 x 0.96 m
3'1" x 3'1"



Approximate total area⁽¹⁾

72 m²

776 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.

GIRAFFE360