









An attractive and well presented three bedroom, two reception room dormer cottage, offering spacious ready to move into accommodation. On the ground floor there is an entrance vestibule, hall, two well-proportioned reception rooms, a modern fitted kitchen and bathroom/wc. To the first floor there are three bedrooms. Externally there is a yard to the rear. Situated close to many local amenities, excellent transport links to the City centre and local road networks. With immediate vacant possession and no upper chain involved, early viewing is essential.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

## Entrance Vestibule

There is an inner door through to the hall.

## Hallway



With a radiator and doors to the lounge and dining room.

## Dining Room 12'7" x 11'10"



Double glazed window to the front and a radiator.

## Lounge 17'0" into alcove inc staircase area x 14'10"



Double glazed window to the rear, radiator, staircase to the first floor and a door to the kitchen.

## Kitchen 10'11" x 7'10"



Wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit, space for washing machine, integrated appliances include a gas cooker, fridge and freezer, there is a double glazed window and a wall mounted boiler, there is a door to the lobby.

## Lobby

With a built in storage cupboard, double glazed door to the yard and an internal door to the bathroom.

## Bathroom



Three piece suite with a low level WC, pedestal wash hand basin and panel bath with electric shower over, there is a radiator, double glazed window and tiled walls around the bath.

## First Floor Landing

With doors leading off to the three bedrooms.

## Bedroom 1 12'0" x 8'1"



Double glazed window to the rear and a radiator.

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

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

# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 13'2" x 7'3"



Double glazed window to the front and a radiator.

## Bedroom 3 10'1" x 7'1"



Double glazed window to the front and a radiator.

## Outside



There is a yard to the rear with gated access to the rear service lane.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Council Tax Band

The Council Tax Band is Band A.

## Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

## Important Notice Part 2

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.

## 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](http://peterheron.co.uk)

## Opening Times

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

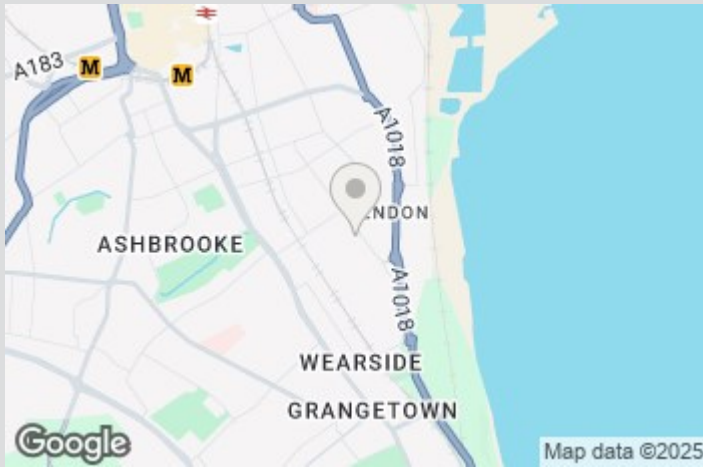
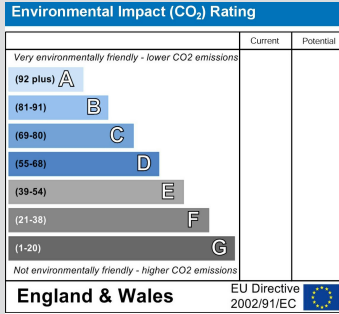
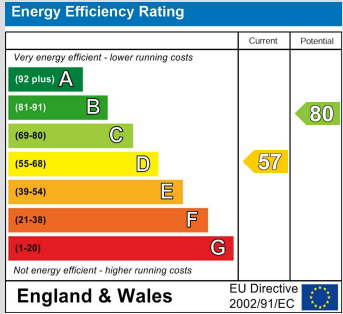
## Ombudsman

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

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

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

# MAIN ROOMS AND DIMENSIONS



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

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

