

An attractive two bedroom mid terrace cottage, featuring a 19ft kitchen, available with immediate vacant possession and no upper chain involved. The well presented accommodation is all on one level and includes an entrance vestibule, hall, lounge, spacious kitchen, bathroom incorporating a shower cubicle and two bedrooms. The property benefits from double glazing, gas central heating to radiators and a yard to the rear with a roller shutter door. This convenient location is ideal for local amenities, shops and schools, Sunderland Royal Hospital, the University and transport connections. Viewing highly recommended.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door

## Entrance Vestibule

There is an inner door leading through to the hall.

## Hall

With a radiator and doors leading off to the lounge and the two bedrooms.

## Lounge 13'7" x 9'10" into alcove



Double glazed window to the rear, radiator, feature fireplace and door to the kitchen.

## Kitchen 19'8" x 7'6"



This spacious kitchen is fitted with wall and base units with work surfaces over incorporating a sink and drainer unit,

spaces have been provided for the inclusion of a cooker, fridge freezer, dish washer and washing machine, there is a double glazed window, tiled floor, wall mounted boiler and a door to the lobby.

## Lobby

Lobby with a recess providing storage space, there is a door to the bathroom and a double glazed external door to the courtyard.

## Bathroom



Generously proportioned bathroom with four piece suite comprising with a low level WC, pedestal wash hand basin, panel bath and a step in sower cubicle with an electric shower, tiled floor and walls, radiator and double glazed window.

## Bedroom 1 13'9" x 13'7" into alcove



Double glazed window to the front and a radiator.

## Bedroom 2 10'4" x 6'7"



Double glazed window to the rear and a radiator.

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# MAIN ROOMS AND DIMENSIONS

## Outside



There is a yard to the rear with a roller shutter access door.

### 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 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

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### 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

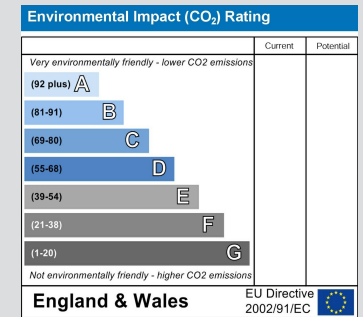
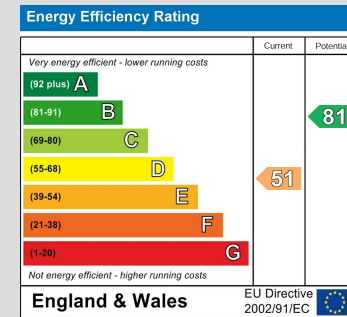
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

### 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.



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