









This stunning two bedroom, two reception room mid terrace dormer cottage, provides spacious and impressive accommodation. The immaculate internal accommodation on the ground floor includes a hall, generous lounge with double doors to a dining room, modern fitted kitchen and a contemporary bathroom/wc. On the first floor there are two excellent double bedrooms. Benefits of the property include gas central heating to radiators, double glazing and a delightful paved courtyard to the rear. This convenient location is close to many excellent amenities including shops and schools as well as providing access to Nissan, Doxford International Business Park and Sunderland City Centre and provides links to excellent road connections including the A19. We highly advise viewing to appreciate the accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door to

## Entrance Hall

There is a door leading through to the lounge.

## Lounge 14'9" x 16'8" max measure into alcove and inc stai



This spacious room has two double glazed windows to the rear, a radiator, multi fuel burning stove, door to the kitchen, double doors to the dining room and a staircase to the first floor.

## Dining Room 13'1" into alcove x 10'9"



Double glazed window to the front and a radiator.

## Kitchen 14'8" narrowing to 8'6" x 7'9" narrowing to 3'10"



A superb modern kitchen fitted with a range of wall and base units with work surfaces, over incorporating a sink and drainer unit, integrated appliances include an oven, a hob with an extractor over, fridge and a freezer, space has been provided for the inclusion of a washing machine, there is a radiator, double glazed window and a wall mounted boiler, a door connects through to the rear lobby.

## Rear Lobby

With a built in cupboard and double glazed door to the courtyard, internal door to the bathroom.

## Bathroom



Three piece contemporary suite with a low level WC with concealed cistern, wash hand basin set into vanity unit and a panel bath with mains fed shower over, there is a double glazed window, part tiled walls, tiled floor and a chrome ladder style radiator.

## First Floor Landing

Doors leading off to bedroom one and bedroom two.

## Bedroom 1 13'5" x 9'0"



Two double glazed windows to the front and a radiator.

## Bedroom 2 10'5" x 9'10" not inc robes



Double glazed window to the rear and a radiator.

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

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# MAIN ROOMS AND DIMENSIONS

## Outside



There is a delightful paved courtyard to the rear with gated access.

### 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 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

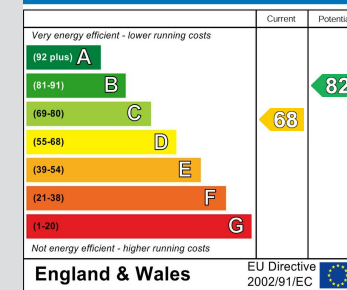
### Opening Times

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

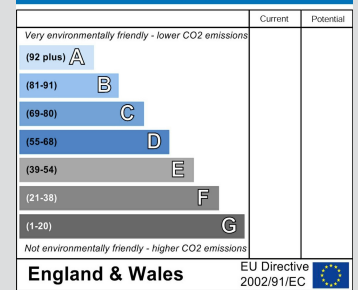
### Ombudsman

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

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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Ground Floor  
Approximate Floor Area  
(55.78 sq.m)



First Floor  
Approximate Floor Area  
(33.34 sq.m)

11 Robert Street