Thelma Street, Off Chester Road, Sunderland

£115,000

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A deceptively spacious two bedroom, two reception room mid terrace dormer cottage, situated in this popular area, just off Chester Road. Internally to the ground floor there is an entrance vestibule, hall with staircase to the first floor, a generous lounge with a bay window to the front that opens through to a dining room with patio style doors leading out to the rear courtyard. Completing the ground floor accommodation is a fitted breakfasting kitchen and a shower room, featuring a sauna. On the first floor there are two well-proportioned bedrooms and a contemporary bathroom/wc. Externally there is an enclosed courtyard to the rear with roller shutter access door and a useful store. Benefits of the property include double glazed windows and gas central heating to radiators. Ideally located within easy access to a range of local amenities including shops and schools, Sunderland Royal Hospital, The University and Sunderland City Centre, as well as offering transport links to surrounding areas. Early viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via double glazed entrance door, inner door leading through to the hall.

Hallway

Radiator, two built in storage cupboards, staircase to the first floor.

Lounge 13'1" x 14'2"

Double glazed bay window to the front, radiator, feature fireplace. decorative coving and ceiling rose, opens through into the dining room.

Dining Room 13'2" x 12'4"

Double glazed patio door to the rear courtyard and there is radiator.

Breakfasting Kitchen 15'9" x 10'2"

Fitted with a range of wall and base units with work surfaces over incorporating a breakfast bar and a 1 1/2 bowl sink and drainer unit. Integrated appliances include an oven and hob, space has been provided for the inclusion of a fridge freezer, washing machine, tumble dryer and a dishwasher, double glazed window to the side, wall mounted boiler, double glazed door to the courtyard, radiator and a door to the shower room.

Shower Room/Sauna

Shower area, a double glazed window and a door providing access to the sauna.

First Floor Landing
Doors leading off to the two bedrooms and bathroom. Built in storage cupboard.

MAIN ROOMS AND DIMENSIONS

Bedroom 1 10'2" x 17'0"

Double glazed window to the front, radiator and fitted wardrobes.

Bedroom 2 10'3" x 17'0"

Double glazed window to the rear and a radiator.

Shower Room

Superb contemporary suite with low level WC, pedestal washbasin and a walk in shower with mains fed shower, chrome ladder style radiator, attractive tiled walls and floor and a double glazed window

Outside

Forecourt area to the front and to the rear, there is a courtyard with roller shutter access door, and an useful store.

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.

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Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street 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.

MAIN ROOMS AND DIMENSIONS

Ground Floor

First Floor

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Approximate total area(1)

114.8 m²

1238 ft²

Reduced headroom

2 m²

22 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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