









This two bedroom mid terrace cottage enjoys a convenient situation close to Sunderland University, Sunderland City Centre and excellent transport connections including the Metro system. Internally the accommodation includes a hall, spacious lounge, kitchen, two bedrooms and a wet room/wc. Externally there is a small forecourt area to the front and a yard to the rear. Benefits of the property include double glazing and gas central heating to radiators. With no upper chain involved, early viewing recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Hall

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

Lounge 14'11" x 9'4" into alcove



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

Kitchen 14'11" x 6'5"



Wall and base units with work surface over incorporating a sink and drainer unit, there is an integrated oven, hob and

fridge, space has been provided for the inclusion of a washing machine, there is a radiator and a double glazed window, a door leads through to the lobby.

Lobby

With a wall mounted boiler and a door to the wet room.

Wet Room



Low level WC, wash hand basin and wet area with mains fed shower, radiator, double glazed windows and tiled walls.

Bedroom 1 11'5" x 10'8" no inc robes



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

Bedroom 2 11'6" x 6'8"



Double glazed window to the rear and a radiator.

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

MAIN ROOMS AND DIMENSIONS

Outside



There is a small forecourt area to the front and a garden to the rear.

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

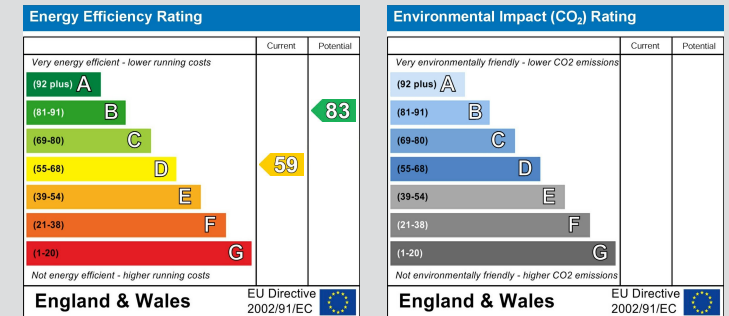
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

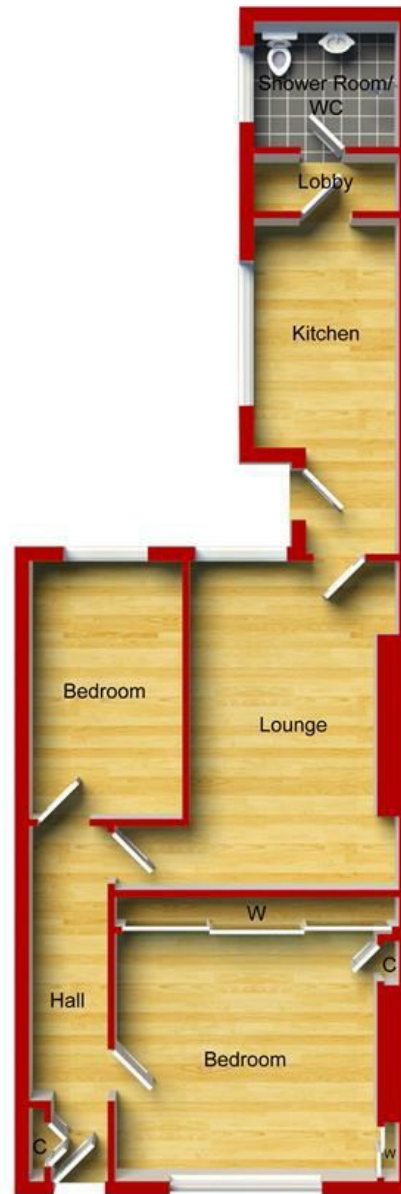
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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



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Approximate Floor Area
(56.13 sq.m)



12 Wharcliffe Street