













This two bedroom mid terrace Victorian cottage sitting along this street which is in close proximity to all local amenities. The property internally features a reception hall, living room, kitchen, two bedrooms and a bathroom and externally has a courtyard to the rear with off street parking accessed via electric roller shutter door. Benefiting from gas central heating and UPVC double glazing, internal viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Accessed via an entrance door into the entrance hall.

## Entrance Hall

Double radiator and access to the loft via ceiling hatch with pull down ladders.

## Living Room 15'1" x 10'11"



Double glazed window to the rear, double radiator, built in cupboard and coved cornice to the ceiling.

## Kitchen 17'0" x 8'1"



Fit with base and eye level units with work surfaces over incorporating a sink unit. There are 2 double glazed windows, exposed wall mounted boiler, fitted extractor hood, tile effect flooring, double radiator and space has been provided for the inclusion of a cooker.

## Rear Lobby

Door leading out to the rear courtyard and door to the bathroom.

## Bathroom



Fit with low level WC, pedestal wash basin, panelled bath with shower head over, double glazed window, double radiator and part tiled walls and tile effect flooring.

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

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 12'2" x 14'1" into recess



Double glazed bay window to the front, double radiator and coved cornice to ceiling.

## Bedroom 2 11'6" x 7'0"



Double glazed window to the rear and double radiator.

## Outside

There is a courtyard to the rear with electric roller shutter access door providing off street parking.

## Lettings Important Notice

We endeavor to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Lettings Viewing Fst

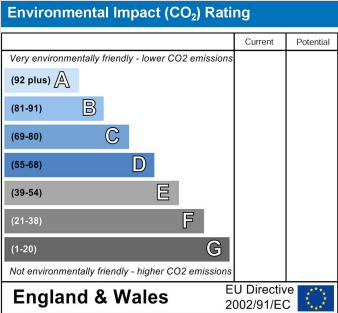
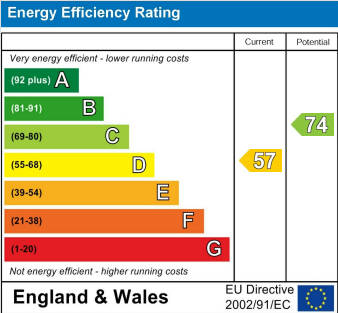
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6114 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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