

An immaculately presented mid terrace cottage with accommodation all on one level, ideally located for local amenities, shops and schools as well as to Sunderland Royal Hospital and transport connections to major road networks. Internally the attractive accommodation includes a hall, lounge, generous kitchen, wet room/wc and two bedrooms. Features of the property include double glazed windows, gas central heating to radiators and a courtyard to the rear with remote control roller shutter access door.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Accessed via an entrance door into the entrance hall.

## Entrance Hall

With a radiator, wood effect laminate flooring and cornicing to the ceiling.

## Lounge 13'9" x 11'3"

Double glazed window to the rear, radiator, cornicing to the ceiling and gas fire with mantle and surround.

## Lobby

Door to the courtyard.

## Kitchen 11'9" x 8'8"

Fit with base and eye level units with work surfaces over incorporating a sink and drainer unit. There's a double glazed window to the rear, wall mounted boiler, tiled flooring, cornicing to the ceiling, fitted overhead spotlights and tiled splashbacks.

## Wetroom/WC

Fit with a low level WC, pedestal wash basin and walk in shower. There is a heated towel rail, double glazed window, tiled walls and a built in cupboard with a single glazed window.

## Bedroom 1 14'2" x 13'8"

Double glazed window to the front, radiator, cornicing to the ceiling and double doors into the lounge.

## Bedroom 2 10'2" x 6'5"

Double glazed window and a radiator.

## Outside

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

## Lettings Important Info.

We endeavour 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 Fawcett

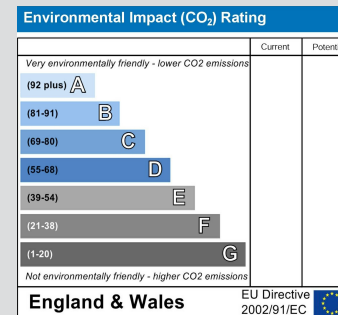
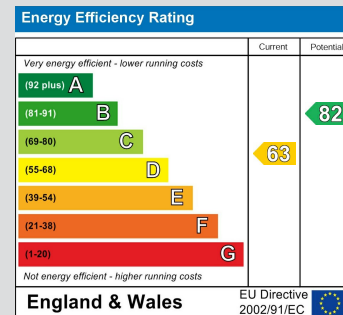
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6114 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.



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

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