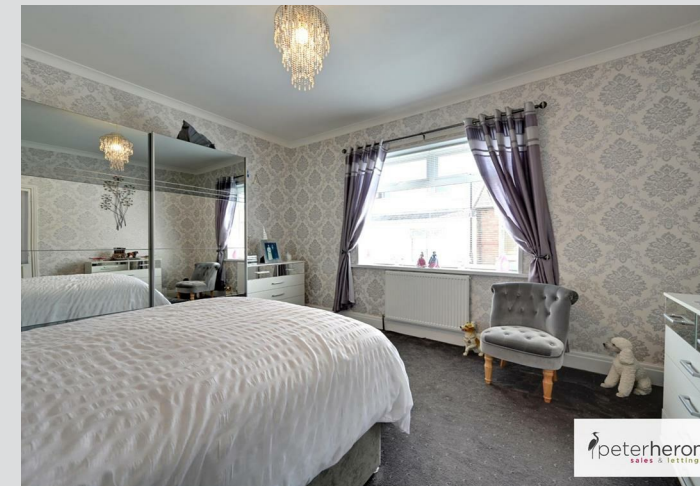
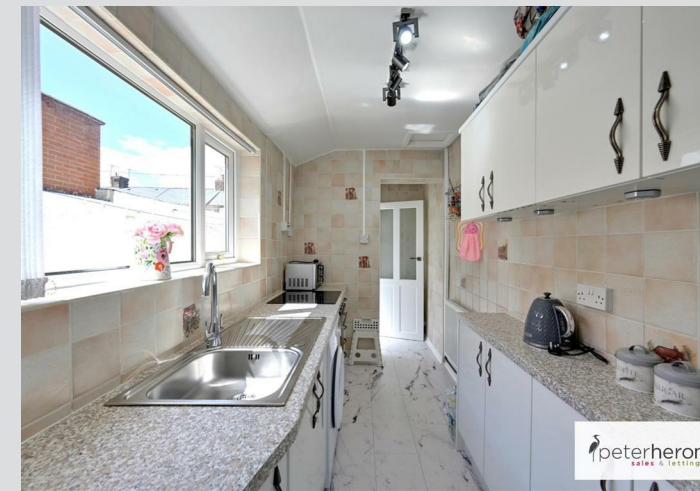










An impressive two bedroom mid terrace cottage with immaculate accommodation all on one level. Internally the accommodation includes a hall, lounge with attractive media wall incorporating a contemporary fire, a modern fitted kitchen, a contemporary bathroom/wc and two bedrooms. The property is ideally located providing easy access to local amenities, shops and schools as well as to Sunderland Royal Hospital and transport connections to major road networks. Externally there is a courtyard to the rear with gated access, providing off street parking if required. An immediate internal inspection is recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

UPVC door into the hall.

Hall

Radiator, access to the loft and doors to the lounge and two bedrooms.

Lounge 13'3" x 11'4" into alcoves



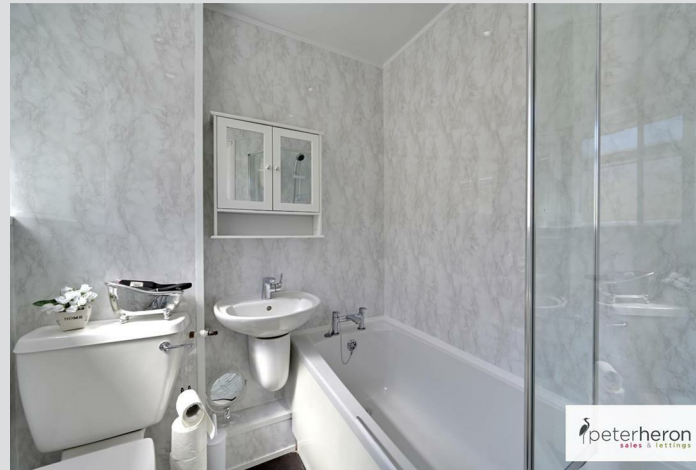
Double glazed French doors to the rear courtyard, a radiator and a media wall with an inset contemporary electric fire.

Kitchen 11'8" x 5'7"



Fitted with base and eye level units with work surface over incorporating a stainless steel sink and drainer unit. Integrated appliances include an oven and hob, space has been provided for fridge freezer and washing machine. There is also a double glazed window to the side and a radiator.

Bathroom



Fitted with low level WC, wash hand basin, panelled bath with electric shower over, double glazed window, radiator and wall mounted boiler.

Rear Lobby

Door to bathroom and external double glazed door to the rear courtyard.

Bedroom 1 12'11" x 14'8"



Coved cornicing to ceiling, double glazed window to the front and a double radiator.

Bedroom 2 10'1" x 6'5"



Double glazed window to the rear, double radiator and coved cornicing to ceiling.

Outside



Generous sized courtyard with a storage shed and space for off street parking accessed via a double gate from the back lane.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

We are advised by the Vendors that the property is

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MAIN ROOMS AND DIMENSIONS

Freehold. Any prospective purchaser should clarify this with their Solicitor.

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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 £300.00 by Movewithus Ltd.

Fawcett Street Viewings

To arrange an appointment to view this property please

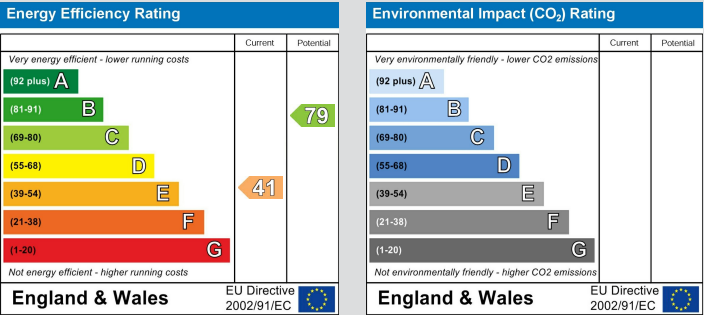
contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

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