









A much improved and deceptively spacious three bedroom, two reception room mid terrace dormer cottage. Internally on the ground floor there is an entrance vestibule, hall, lounge to the front with a multi fuel burning stove, dining room, an impressive contemporary kitchen, fitted with a range of units and integrated appliances and there is a modern bathroom/wc. On the first floor there are three well-proportioned bedrooms. Externally there is small forecourt to the front and to the rear an attractive courtyard with a decked area and there is a remote control roller shutter access door providing off street parking. Benefiting from double glazing and new gas central heating boiler. This convenient location is well placed for the shops on Chester Road, local amenities and schools as well as being ideal for Sunderland City Centre, Sunderland Royal Hospital and transport links including Millfield Metro Station. We highly recommend viewing to appreciate the quality of the generously proportioned and flexible accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Vestibule

Hall

Radiator and recessed area.

Lounge 15'1" into bay x 14'11" into alcove



Double glazed bay window to front, radiator, multi fuel burning stove and double doors leading through to dining room.

Dining Room 14'11" x 14'7" not including staircase area



Double glazed patio style sliding door leading onto rear decked area, radiator, built in cupboard and staircase to first floor.

Kitchen 14'2" x 6'10"



Fitted with an excellent range of contemporary units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include oven, hob, dishwasher, fridge freezer, washing machine and tumble dryer. Double glazed window to side and door to bathroom.

Bathroom



Low level WC, pedestal washbasin and P shaped panel bath with mains shower over, period style radiator and two double glazed windows.

First Floor Landing

Bedroom 1 14'4" x 11'8"



Two double glazed windows to rear and radiator.

Bedroom 2 15'1" x 7'10"



Double glazed window to front and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 11'8" x 7'8"



Double glazed window to front and radiator.

Outside



Small forecourt area to the front and to the rear a delightful courtyard with an attractive decked seating area. Steps

leading down to an area ideal for off street parking via remote control roller shutter access door.

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 - Particulars

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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

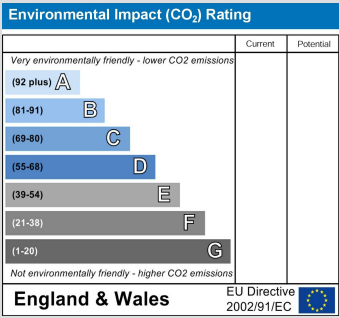
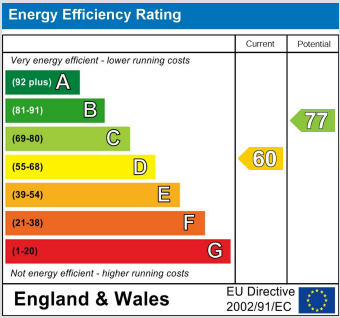
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

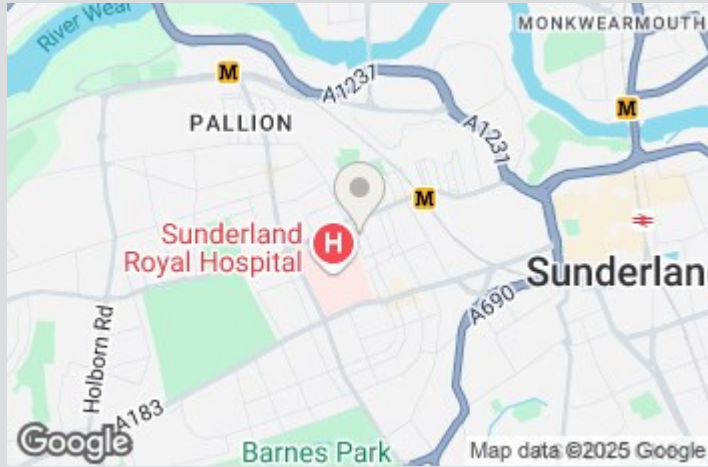
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MAIN ROOMS AND DIMENSIONS

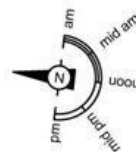


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Ground Floor
Approximate Floor Area
(64.20 sq.m)



Room In Roof
Approximate Floor Area
(39.60 sq.m)

17 Sorley Street