









This popular style bay window mid terraced Victorian cottage offers comfortable living accommodation ideal for those who require stair free living accommodation in this fashionable locality.

Comprising entrance lobby, hall, living room, modern kitchen, utility, two bedrooms, modern bathroom and a floored loft, the property benefits from gas central heating and UPVC double glazing. Externally there is a forecourt to the front and a large enclosed courtyard to rear with secure off street parking via roller shutter door.

Walking distance from the Sea Front with its award winning Blue Flag beaches, the Marina and Riverside, the property is also well suited for all urban amenities and Sunderland City Centre. Internal inspection is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed door to

## Entrance Vestibule

Timber/glazed door to

## Entrance Hall



Radiator.

## Inner Lobby

Stairs to floored loft.

## Bedroom 1 11'10" x 11'1"



UPVC double glazed bay window to the front and radiator.

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



UPVC double glazed bay window to the rear and radiator.

## Lounge 14'0" x 12'9"



UPVC double glazed bay window to the rear and radiator.

## Kitchen 14'4" x 7'10"



Fitted with a range of high gloss wall and base units, worktops, inset sink, splashback tiling, gas hob, electric oven, integrated fridge freezer, cupboard concealing wall mounted gas boiler, extractor fan, UPVC double glazed window to the side, radiator, UPVC double glazed door leading to outside.

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# MAIN ROOMS AND DIMENSIONS

## Utility Room 8'0" x 5'1"



With worktop, space and plumbing for automatic washing machine, UPVC double glazed window to the side, tiled floor.

## Bathroom



WC, washbasin and bath with mixer shower over and glass screen - white suite, UPVC lined walls and ceiling, UPVC double glazed window to the side.

## Area 1 10'11" x 8'2" measured at 4'11"



Velux window and radiator.

## Area 2 9'1" x 4'9" measured at 4'11"



Velux window and radiator.

## Area 3



WC and washbasin.

## Outside

To the front of the property there is an enclosed courtyard and pathway leading to the front door. To the rear of the property there is an enclosed yard with electric roller shutter door providing secure off street parking and decked area.

## 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

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

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# MAIN ROOMS AND DIMENSIONS

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. 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.

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 £210.00 by Movewithus Ltd.

## Sea Road Viewings

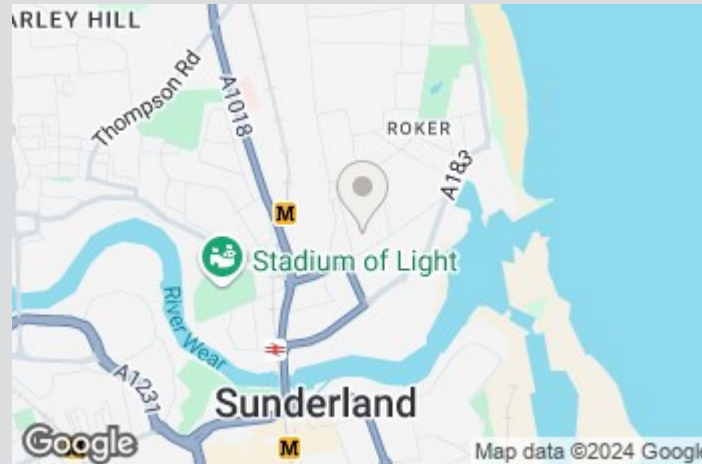
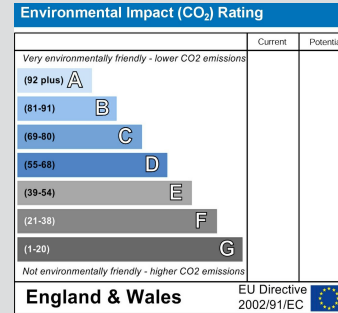
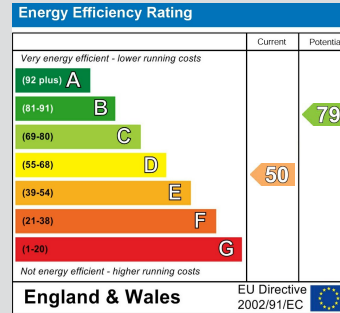
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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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