

A beautifully appointed mid terrace cottage, providing immaculate and generously proportioned accommodation over two floors within this ever popular area of Ashbrooke. Internally the impressive accommodation on the ground floor includes an entrance vestibule, hall and a spacious lounge with French doors to the rear courtyard. There is a superb modern fitted kitchen, a contemporary shower room/wc and a versatile room at the front of the property with a bay window that could be utilised as a double bedroom or an additional reception room. To the first floor there is an excellent bedroom with an en-suite wash room/wc. Externally the property features a small forecourt area to the front and a delightful courtyard to the rear. This location is ideally situated for a range of amenities, shops and schools as well as providing excellent links to Sunderland City Centre and transport connections to surrounding areas. With no upper chain involved, we highly advise arranging a detailed inspection to fully appreciate this wonderful home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

## Entrance Lobby

Inner door to hall.

## Reception Hall



Radiator.

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



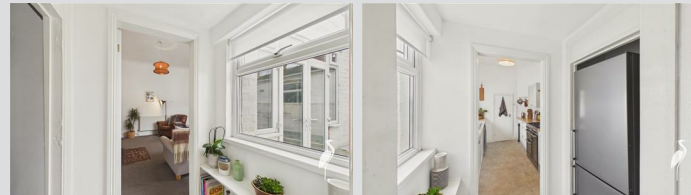
This room is currently being utilised as a dining room. Double glazed bay window to front elevation, feature fireplace and double radiator.

## Lounge 14'6" x 13'9"



2x double glazed windows and UPVC French door to rear. Double radiator, feature fireplace and stairs to first floor. Door to rear hall.

## Rear Hall



Double glazed window to rear elevation and space for fridge freezer.

## Kitchen 7'10" x 11'5"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Space for a double oven and washing machine. Double glazed window to rear and door to shower room.

## Shower Room



Low level WC, washbasin and walk in dual head waterfall shower, 3x double glazed windows to rear elevation.

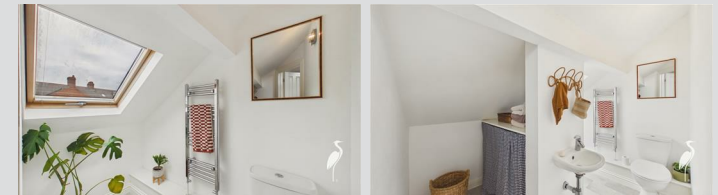
## First Floor

## Bedroom 1 17'5" x 11'5"



2x Velux windows, built in storage and double radiator. Door to en-suite.

## En Suite Washroom



Low level WC and hand wash basin, chrome heated towel rail and Velux window.

## Outside

Low maintenance rear courtyard with a gate to access rear lane and a small shed.

## Council Tax Band

The Council Tax Band is Band A.

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

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# MAIN ROOMS AND DIMENSIONS

## 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

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 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.

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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

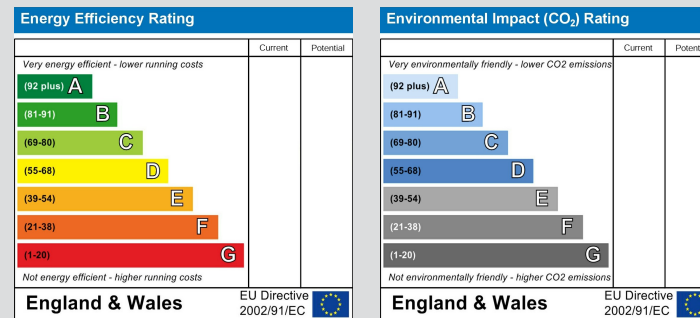
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

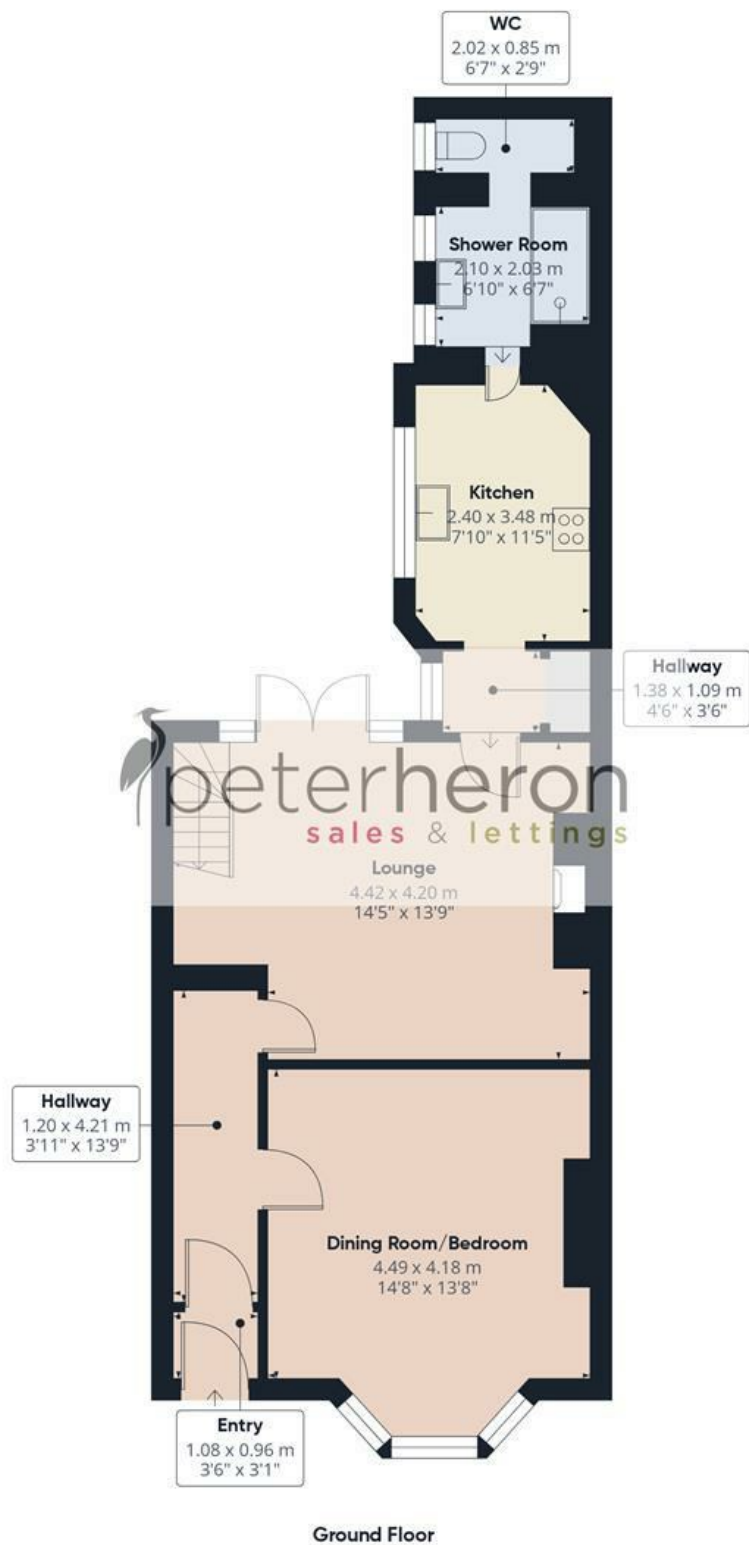
## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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**Approximate total area<sup>(1)</sup>**

91.3 m<sup>2</sup>  
982 ft<sup>2</sup>

**Reduced headroom**

7.2 m<sup>2</sup>  
78 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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