









A superb three bedroom mid terrace cottage, situated in a most convenient position and provides spacious accommodation. Internally comprising of an entrance vestibule, hall, lounge, a generous breakfast room connecting through to a modern fitted kitchen, two bedrooms and a contemporary bathroom/wc. From the hall a fixed staircase leads up to an bedroom. Externally there is a small forecourt to the front and a courtyard to the rear. Ideally located for local amenities, Sea Road shopping facilities, schools and the Sea Front, as well as transport links, including Seaburn Metro Station. Viewing is essential to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

## Entrance Lobby

Inner door to hall.

## Reception Hall



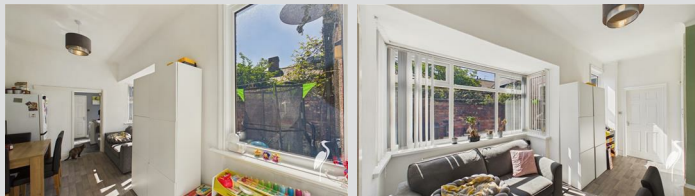
Double radiator and stairs to first floor with storage under.

## Lounge 10'9" x 14'6"



Double glazed window to front, feature fireplace and radiator. Door to breakfast room.

## Breakfast Room 7'11" x 16'6"



Double glazed box bay window and double glazed window to rear. Double radiator. Built in storage and space provided for fridge freezer. Door to kitchen.

## Kitchen 7'9" x 8'6"



Wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Space for oven and washing machine. Double glazed window and UPVC door to rear. Door to bathroom.

## Bedroom 1 15'2" x 14'9"



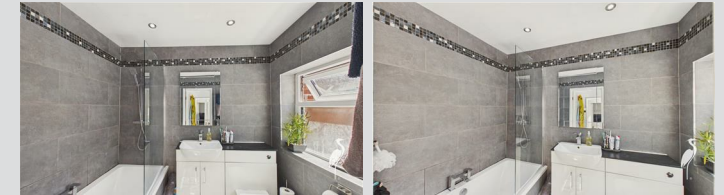
Double glazed bay window to front and radiator.

## Bedroom 2 7'6" x 10'3"



Double glazed window to rear and radiator.

## Bathroom

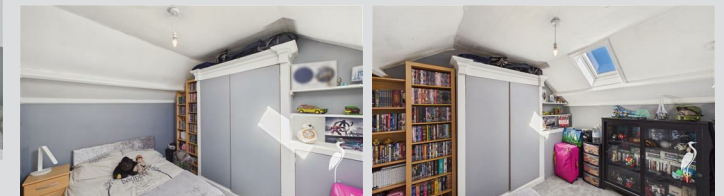


Low level WC and washbasin set into vanity unit, bath with dual head waterfall shower over, heated towel rail and double glazed window to rear.

## First Floor Landing



## Bedroom 3 8'8" x 12'0"



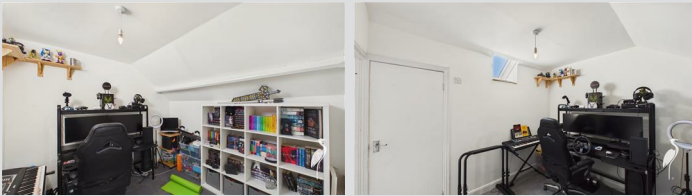
Velux window.

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

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# MAIN ROOMS AND DIMENSIONS

## Store 9'8" x 9'3"



Velux window, radiator and built in storage.

## Outside



Courtyard with double gates to rear.

## Council Tax Band

The Council Tax Band is Band B.

## 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.

## Sea Road Viewings

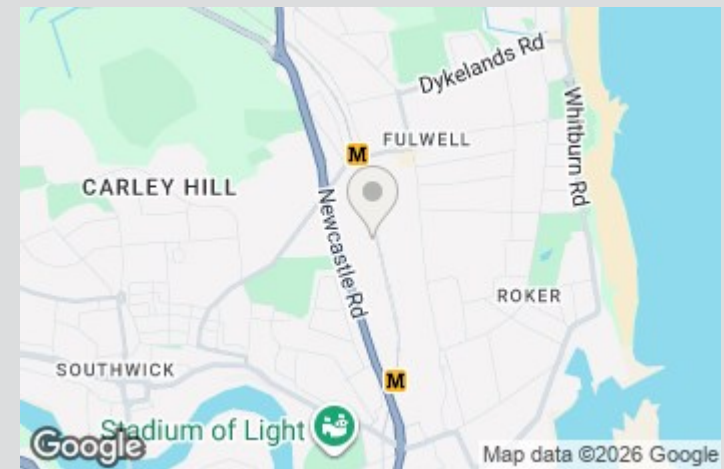
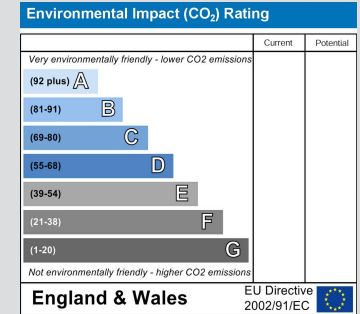
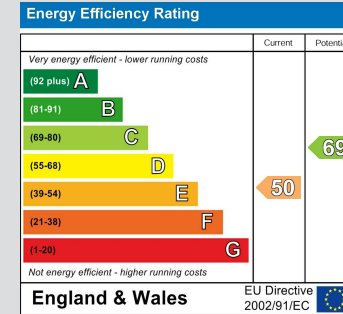
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

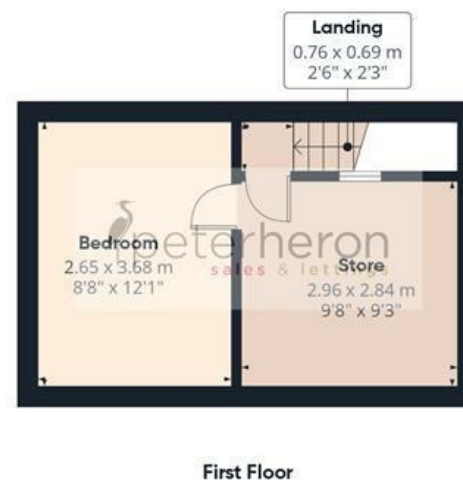
## Ombudsman

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



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Ground Floor

First Floor

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

92.2 m<sup>2</sup>

992 ft<sup>2</sup>

**Reduced headroom**

0.5 m<sup>2</sup>

5 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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