









Available end of September 2024 on an unfurnished basis this popularly situated two bedroomed mid terraced cottage with comfortable living accommodation arranged over the ground floor offers lovely living space. Internal accommodation includes a living room, kitchen, two bedrooms and a bathroom features of note include gas central heating and UPVC double glazing. To the exterior there is enclosed courtyard with secure off street parking and the property enjoys a convenient situation from the City centre and A19 and is well placed for Doxford International Business park, the Nissan complex, Sunderland Royal Hospital and the University Precinct. Just a short stroll from Barnes park this delightful home is sure to impress all who view.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed featured door to

Entrance Vestibule

Laminate flooring, Georgian design glazed door to

Reception Hall

Coved cornice to ceiling, single radiator

Bedroom 1 13'1" x13'7"



Double radiator, UPVC double glazed window to front elevation, cast iron period style fireplace

Living Room 13'0"x10'4"



Living flame gas fire with granite hearth, single radiator, UPVC double glazed single door leading out into rear courtyard

Bedroom 2 6'7"x13'0"



UPVC double glazed window, single radiator

Kitchen 5'9"x8'8"



Wall and floor cupboards with working surfaces incorporating single drainer stainless steel sink unit plus mixer taps, tiled splashbacks, space for fridge, space for gas cooker, plumbing for automatic washing machine, UPVC double glazed window to side elevation

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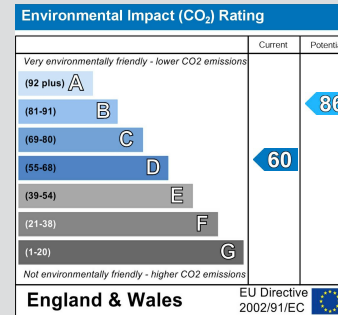
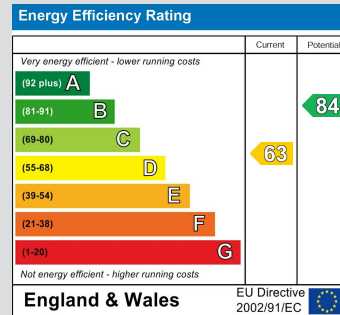
MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, washbasin and bath with overhead shower and glass screen - white suite with part tiled walls, fitted glass shelving, double radiator, UPVC double glazed window to side elevation, wall mounted extractor unit

not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. 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. The copyright of all details and photographs remain exclusive to Peter Heron.



Outside

Enclosed courtyard to rear with off street parking accessed via up and over door.

Viewings

To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Hours

Monday to Friday 9.00am - 6.00pm Saturday 9.00am - 1.00pm

Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have

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