















An exceptional three bedroom cottage, extended and remodelled to a remarkable standard. The stylish interior includes a hall, a generous lounge that opens through to a stunning, contemporary kitchen / diner, fitted with an excellent range of units and a selection of integrated appliances. Completing the ground floor is a generous double bedroom and a superb bathroom/wc with a wet area. To the first floor there are two further well-proportioned bedrooms, both with access to a 'Jack & Jill' modern shower room/wc. Externally there is small forecourt area to the front and an attractive block-paved courtyard to the rear with a remote control roller shutter access door. Situated close to many local amenities, excellent transport links to the City centre and local road networks. In our opinion this is one of the finest examples of its type, we highly recommend early viewing to appreciate the quality of accommodation on offer!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via an entrance door to

### Entrance Hall

There is a radiator and a door to the lounge.

### Lounge 14'2" into alcove x 13'9"



This spacious room has a radiator, a door to bedroom one and the room opens through to the kitchen diner.

### Kitchen/Diner 16'3" x 7'11" + 8'3" x 6'11"



L shaped room, fitted with an excellent range of contemporary wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit. Integrated appliances include an electric oven and hob with extractor over, fridge freezer and a washer dryer, there are two radiators, a vaulted ceiling with a skylight window and a double glazed French door to the rear courtyard, a door connects through to the bathroom.

## Bathroom



Generous bathroom with a fitted WC, wash hand basin, panel bath and there is a wet area with mains fed shower, there is a radiator, a double glazed window and part tiled walls.

### Bedroom 1 10'7" not inc robes x 14'6" into bay



Double glazed bay window to the front, radiator and fitted sliding door wardrobes.

## First Floor Landing



With doors leading off to bedrooms two and three.

### Bedroom 2 7'4" x 9'6" approx measure to sloping ceiling



With a skylight window, radiator and a door to the Jack and Jill shower room.

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

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 6'6" approx to sloping ceiling x 15'8"



With a skylight window, a radiator and a door to the Jack and Jill shower room.

## Jack and Jill Shower Room



A modern suite with a low level WC with pedestal wash hand basin and a step in shower cubicle with mains fed shower, there is a radiator and an extractor fan.

## Outside



There is a small block paved forecourt to the front and to the rear a superb block paved courtyard with a remote control roller shutter access door.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Council Tax Band

The Council Tax Band is Band A.

## 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 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.

## Fawcett Street Viewings

To arrange an appointment to view this property please

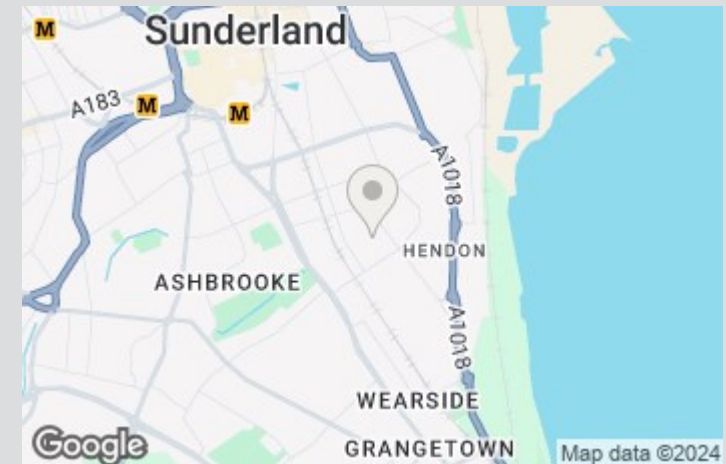
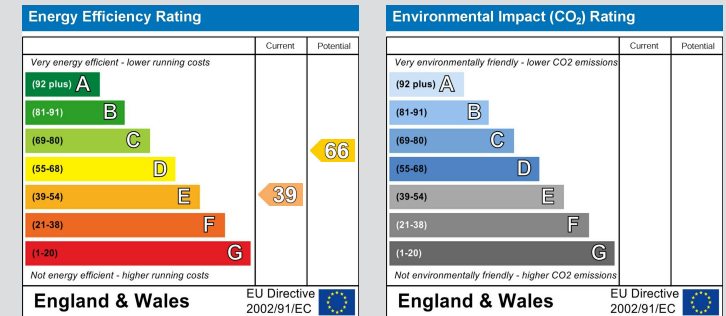
contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.



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

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

