









This one bedroomed end cottage is offered for sale with no upward chain. The well appointed accommodation is arranged over one level and comprises entrance vestibule, entrance hall, lounge, bedroom, kitchen and bathroom all benefiting from gas central heating and UPVC double glazing. Externally there is an enclosed forecourt to front and enclosed yard to the rear.

Located in the sought-after residential area of Fulwell, this property is just a short stroll from the shops and cafes at Sea Road, as well as being close to various amenities. It also boasts excellent transport links to Sunderland City Centre and local road networks. We highly recommend early viewing to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance via UPVC door with inner door to hall.

Entrance Hall

With a radiator, door to the Bedroom and Lounge.

Lounge 13'11" x 16'7"



Featuring two radiators, a double glazed window to the rear elevation and door to the kitchen.

Bedroom 13'10" x 12'7"

UPVC double glazed bay window to front and radiator.

Kitchen 16'7" x 7'2"



Featuring a range of wall and base units with countertops over incorporating a single bowl sink and drainer unit. Space provided for a cooker, fridge/freezer and washing machine Also benefitting from two double glazed windows to the rear elevation, part tile walls, a radiator and a door to the rear hall.

Rear Hall

UPVC door to the rear garden, storage cupboard and a door to the bathroom.

Bathroom



With a bath, low level wc, hand wash basin, tiled walls and flooring. Double glazed window to the rear elevation and a radiator.

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 Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

Important Notice Part 2

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

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MAIN ROOMS AND DIMENSIONS

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Sea Road Viewings

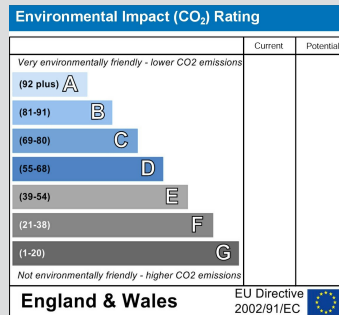
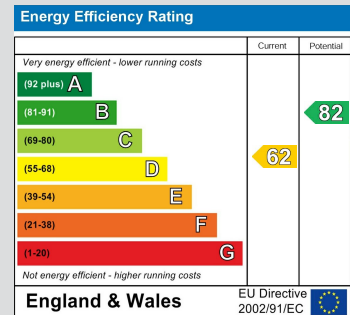
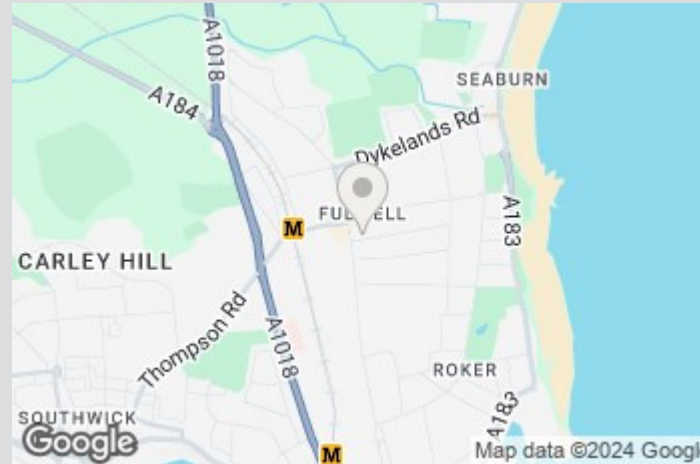
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman Fst

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



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