

A superb three bedroom double fronted mid terrace cottage, occupying a pleasant position on this private, pedestrianised street. Internally the well-appointed accommodation is all on one level and includes an entrance vestibule, hall, attractive lounge with French doors to the rear courtyard, modern breakfasting kitchen, three bedrooms, bathroom and separate wc. Externally there is lawned garden to the front, a courtyard to the rear providing off street parking and an additional garden area, adjacent to the front of the property. Features of note include gas central heating to radiators and double glazing. This location is ideal for local amenities, shops and schools as well as Sunderland Royal Hospital and Sunderland University. Available with no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via entrance door to

Entrance Vestibule

Inner door leading through to

Hall



Lounge 14'0" x 11'10"



Double glazed French door to rear courtyard, radiator and doors to kitchen and bedroom 3.

Breakfasting Kitchen 14'8" x 7'10"



Fitted with an excellent range of modern wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include an electric oven and electric hob, space for fridge freezer and washing machine and tumble dryer, tall feature radiator, double glazed window, wall mounted boiler and door to lobby.

Lobby

Separate WC



Low level WC and double glazed window.

Bathroom



Pedestal washbasin and panel bath with electric shower over, chrome ladder style radiator and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 11'10" max inc robes and into alcoves x 14'7" into



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

Bedroom 2 12'6" x 7'4"



Double glazed window to front and radiator.

Bedroom 3 11'11" x 7'5"



Double glazed window to rear and radiator.

Outside



Lawned garden to the front and courtyard to rear providing off street parking if required. Additional small area of garden located adjacent to the front of the property.

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 applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

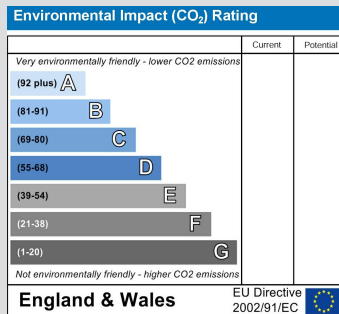
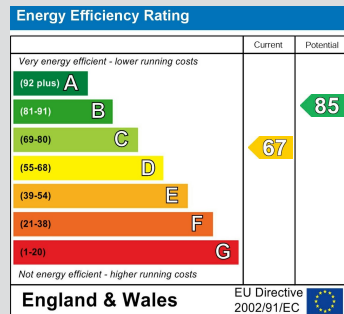
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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 Floor Area
(73.56 sq.m)



2 Blackett Terrace