









An extended and immaculately presented split level semi-detached house, providing deceptively spacious accommodation on this delightful cul-de-sac within this sought after residential area. Internally the well-appointed accommodation on the entrance level includes a generous reception hall, a cloakroom/wc and a bedroom. On the lower ground floor there is a lounge with patio doors to the rear and an impressive modern fitted kitchen fitted with an excellent range of units that opens through to a dining room overlooking the garden. To the top floor there are two very well-proportioned bedrooms and a modern family bathroom/wc. The property benefits from gas central heating to radiators, double glazing, driveway, garage and a delightful rear garden. Ideally situated close to many local amenities, shops and schools as well as offering excellent transport links to surrounding areas. Early viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via an entrance door.

Entrance Hall



With a radiator, staircase to first floor landing and stairs down to ground floor. There's a door to the cloakroom WC and wooden flooring.

Cloakroom WC



Fit with a low level WC and pedestal wash basin. There's a radiator and double glazed window.

Bedroom 3 11'4" x 7'11"



Double glazed window and a radiator.

Lower Ground Floor

Lounge 16'5" x 13'10"



Double glazed sliding patio doors to the rear, covered corning, gas fireplace with mantle and surround and a radiator.

Dining Room 16'1" x 9'0"



Double glazed window, radiator, covered corning and open into the kitchen.

Kitchen 13'2" x 11'8"



Fit with base and eye level units with work surfaces over incorporating a sink and drainer unit. Integrated appliances include an oven and hob with extractor hood over as well as

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MAIN ROOMS AND DIMENSIONS

a fridge freezer. There are tiled splashbacks, radiator, double glazed window, coved cornicing, fitted overhead spotlights and door to the rear.

First Floor Landing

Bedroom 1 13'11" x 9'5"



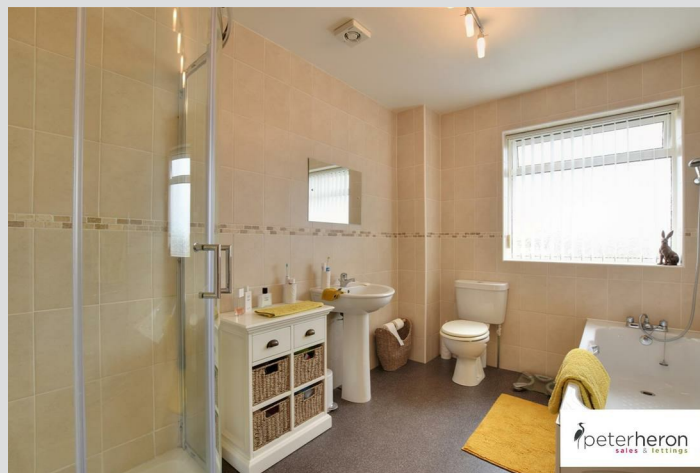
Double glazed window, radiator, coved cornicing and fitted sliding door wardrobes.

Bedroom 2 13'11" x 11'6"



Double glazed window, radiator and coved cornicing.

Bathroom



Fit with a low level WC, pedestal wash basin, step in shower cubicle with overhead shower and a panelled bath

with shower head over. There's a double glazed window, tiled walls and heated towel rail.

Outside



There is a driveway to the front leading to a garage providing off street parking, a lawned garden and side gate leading to the rear where there is a delightful garden laid mainly to lawn with patio seating area, storage shed and mature hedges.

Important Notice 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

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MAIN ROOMS AND DIMENSIONS

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 2a

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.

Viewings

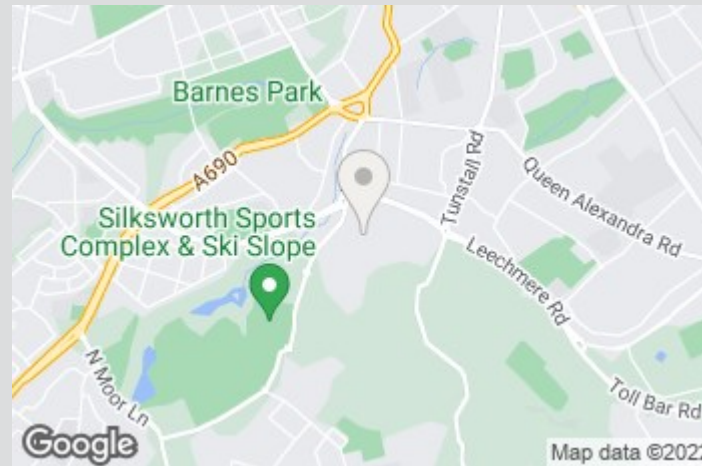
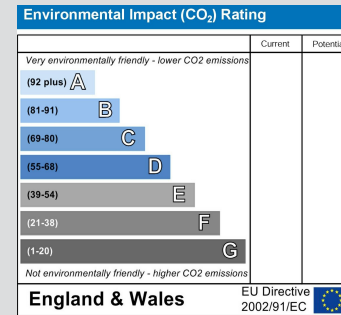
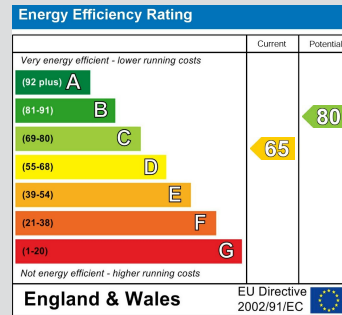
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 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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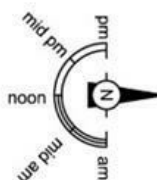
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Ground Floor
Approximate Floor Area
(65.06 sq.m)



First Floor
Approximate Floor Area
(37.23 sq.m)



2 Cotherstone Court