









A spacious and impressive double fronted end terrace cottage, providing a superb standard of accommodation within this sought after location. Internally the immaculate accommodation is accessed via an entrance vestibule connecting through to a dining area. There is a lounge with a contemporary feature inset fire and a fabulous contemporary kitchen, fitted with a range of stylish units and a selection of integrated appliances. The modern bathroom/wc, incorporates a shower cubicle and there are two excellent bedrooms. From the reception hall there is a fixed staircase leading up to a fantastic loft space, floored and decorated with two Velux windows, radiator and fitted storage. Externally there is a small forecourt area to the front and a delightful paved courtyard to the rear. The property is ideally placed for the shops and cafes on the nearby Sea Road, local schools and offers excellent transport connections including access to major road networks and the Metro system. We highly advise arranging a viewing to appreciate this outstanding property!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via entrance door to

Entrance Vestibule

Door to dining area.

Dining Area 13'10" x 9'9"



Spacious and impressive reception room with double glazed window to front, two radiators and doors connecting off to lounge and bedroom 1. Fixed staircase leads up to the loft area.

Lounge 13'7" x 11'1" into alcove



Double glazed window to rear looking into courtyard, radiator, coving and ceiling rose. Feature inset contemporary fire and doors to both the kitchen and bedroom 2.

Kitchen 13'9" x 23'7"



A stunning kitchen fitted with an excellent range of contemporary wall and base units with working surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include a Bosch electric oven, Bosch microwave, induction hob, fridge, freezer and a dishwasher. Space for washing machine and tumble dryer. Tall feature radiator. Double glazed window and door to bathroom. External door to rear courtyard.

Bathroom 9'4" x 7'4"



Modern suite comprising low level WC with concealed cistern, washbasin set into vanity unit and panel bath and step in shower cubicle with mains shower, ladder style radiator, tiled floor with underfloor electric heating, double glazed window.

Bedroom 1 16'0" into bay x 8'5" not including robes



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

Bedroom 2 13'7" x 6'9"



Measurements include fitted wardrobes, double glazed window to rear and radiator.

Loft Area



A fantastic loft space, floored and boarded featuring two Velux windows, radiator and fitted storage.

Outside



Forecourt to the front and an attractive paved courtyard to the rear with access door to rear service lane. Also featuring an electric roller shutter and outside tap.

Council Tax Band

The Council Tax Band is Band B.

Tenure Freehold

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

Visit 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

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:-

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Important Notice Part 2

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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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Sea Road Viewings

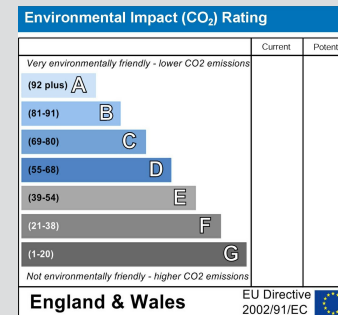
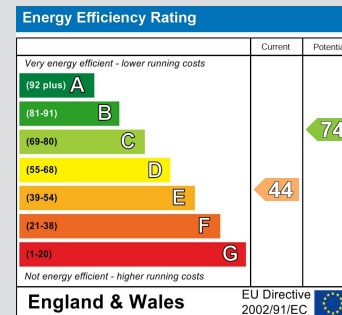
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

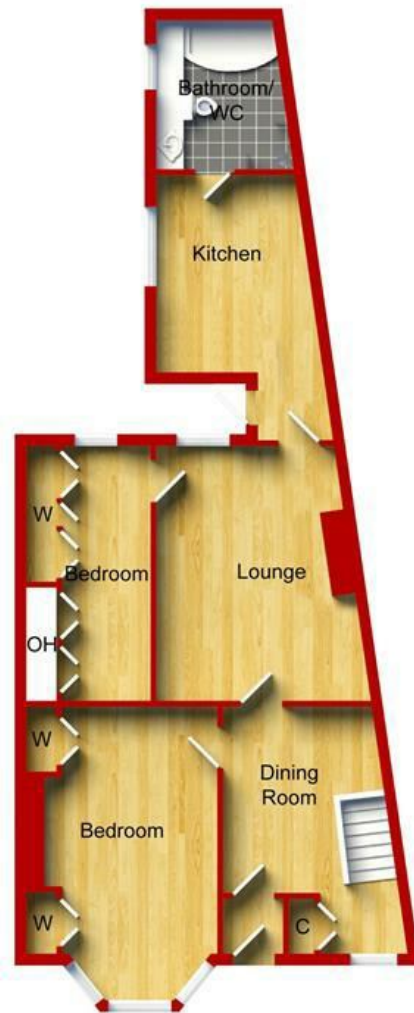
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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



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Ground Floor
Approximate Floor Area
(66.10 sq.m)



Room In Roof
Approximate Floor Area
(26.61 sq.m)

2 Marshall Street