















This stunning mid terrace cottage provides an exceptional standard of accommodation within this popular and convenient location. Internally the stylish accommodation on the ground floor includes a hall and two generous reception rooms. There is a modern fitted kitchen and a contemporary bathroom completing the ground floor accommodation whilst to the first floor there are three bedrooms. Externally there is a courtyard to the rear. Ideally situated close to local amenities, shops, schools and Sunderland Royal Hospital as well as offering links to Sunderland City Centre and transport connections. The property has been sympathetically upgraded with many fabulous improvements and viewing is recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

### Entrance Hall



### Lounge



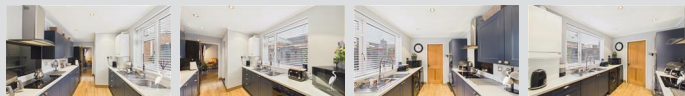
Double glazed window to front, radiator and electric fire.  
Double doors to dining room.

### Dining Room



UPVC double glazed French patio doors to rear, stairs to first floor with storage under and radiator. Door to kitchen.

### Kitchen



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven, electric hob and hood. Space for a fridge freezer, washing machine and tumble dryer. Wall mounted boiler. Double glazed window and UPVC door to rear. Door to bathroom.

### Bathroom



Low level WC with concealed cistern, washbasin set into vanity unit and bath with shower over, chrome heated towel rail and 2x double glazed windows to the side and rear.

### First Floor Landing



Storage cupboard.

### Bedroom 1



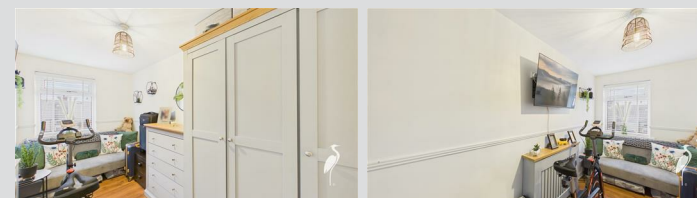
Double glazed window to front and radiator.

### Bedroom 2



Double glazed window to rear and double radiator.

### Bedroom 3



Double glazed window to rear and radiator.

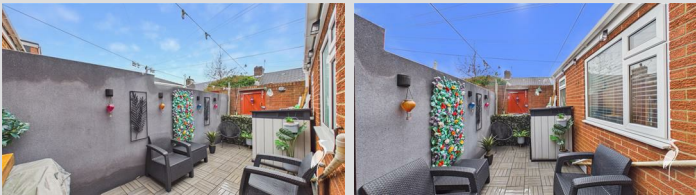
Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## Outside



Enclosed courtyard to the rear access to the rear lane.

## 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 - Particulars

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

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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 £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

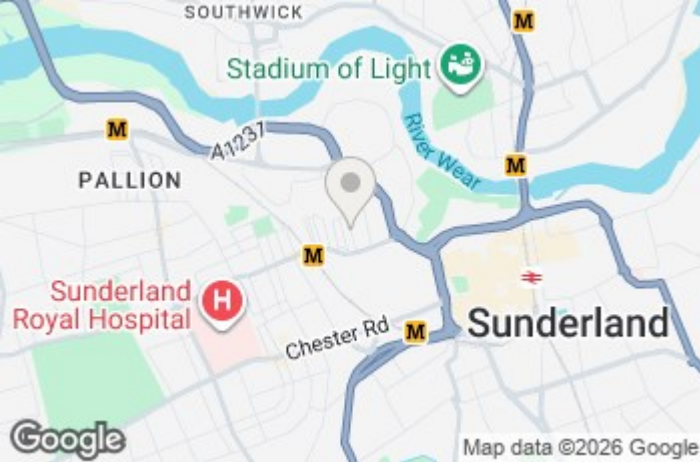
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Approximate total area<sup>(1)</sup>

85.3 m<sup>2</sup>

918 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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