



P Permit holders only  
Mon - Fri  
10 - 11 am  
2 - 3 pm

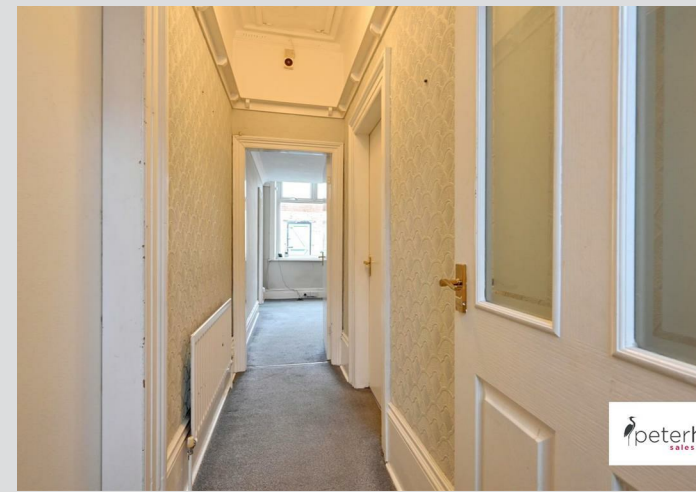












A spacious double fronted, two / three bedroom mid terrace cottage, ideally positioned on Cooperative Terrace, just off Chester Road, available with immediate vacant possession and no upper chain involved. Internally the accommodation is all on one level and includes an entrance vestibule, hall, lounge, dining room (could be a third bedroom if required), kitchen, bathroom and two bedrooms. Externally there is a small forecourt area to the front and a yard to the rear. The property is situated close to the shopping facilities on Chester Road as well as for Sunderland Royal Hospital and transport links to Sunderland City Centre and surrounding areas. Viewing highly recommended.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via entrance door to vestibule.

## Entrance Vestibule

Inner door to hallway.

## Hallway



Radiator.

## Lounge 13'10" x 13'5"



Double glazed window to rear, radiator, two built in cupboards.

## Kitchen 12'10" x 8'2"



Fitted with wall and base units with work surfaces over incorporating sink and drainer unit, central heating radiator, wall mounted central heating boiler, double glazed window to side, double glazed door to courtyard.

## Bathroom



Low level WC, pedestal washbasin and panel bath with electric shower over, radiator and double glazed window.

## Bedroom 1 16'7" into bay x 11'9"



This room could be utilised as a bedroom or reception room and has a double glazed bay window to front, radiator and cornicing to ceiling.

## Bedroom 2 13'8" x 8'5"



Double glazed window to rear and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 13'10" x 8'6"



Double glazed window to front and radiator.

## Outside



Small area to front and enclosed rear yard with roller shutter access door to carport.

## 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

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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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 £210.00 by Movewithus Ltd.

## Fawcett Street Viewings

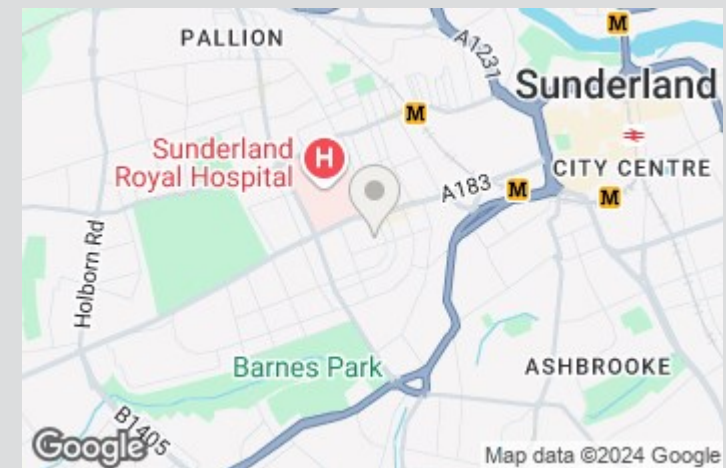
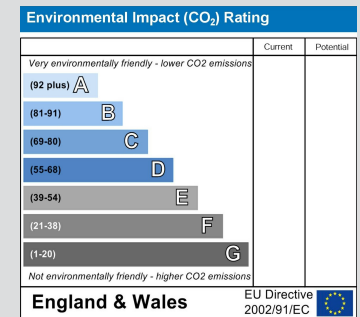
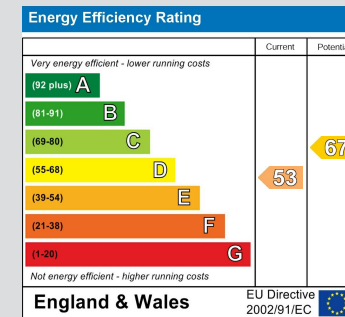
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.



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