



 peterheron
sales & lettings

 peterh
sales &

£170,000

Ennerdale, Ashbrooke, Sunderland







A fabulous three / four bedroom mid terrace cottage with a stylish interior, providing deceptively spacious accommodation over two floors, available for sale with immediate vacant possession and no upper chain involved. On the ground floor there is hall, an attractive lounge and a superb contemporary kitchen, fitted with an excellent range of units and a selection of integrated appliances. Completing the ground floor is stunning bathroom with a free standing bath and walk in shower and a versatile room with a bay window that could be used as a fourth bedroom or additional reception room. On the first floor there is a washroom/wc and three bedrooms. Benefits of the property include gas central heating to radiators, double glazed windows and a courtyard to the rear with an up and over access door. Situated in the ever popular area of Ashbrooke, the property is ideally located for a range of amenities, shops and schools as well as providing excellent links to Sunderland City Centre and transport connections to surrounding areas. We highly recommend a detailed inspection to fully appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall

Radiator.

Lounge 13'7" x 13'7" into alcove not inc staircase area



Two double glazed windows to rear, radiator, staircase to first floor with understairs storage cupboard and door to lobby.

Lobby

Built in cupboard, double glazed door to courtyard and the lobby opens through into kitchen.

Kitchen 11'1" x 7'4"



Fitted with an excellent range of contemporary wall and base unit with work surfaces over incorporating sink and drainer unit, integrated appliances include an oven, hob, fridge, freezer, dishwasher and washing machine, attractive tiled floor, part tiled walls, double glazed window and door to bathroom.

Bathroom



A fabulous contemporary luxury suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit, free stand bath and large walk in shower with mains shower, beautiful tiled walls and floor, chrome ladder style radiator and double glazed window. Skylight window.

Bedroom 4/Reception Room 13'10" into alcove x 16'2" into bay



Double glazed bay window to front and radiator.

First Floor Landing

Washroom/WC



Low level WC and mini washbasin.

Bedroom 1 12'8" into dormer x 9'8"



Approximate measurements as sloping ceiling, double glazed window to rear and radiator.

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

Bedroom 2 8'6" x 7'2"



Approximate measurements as sloping ceiling, Skylight window and radiator.

Bedroom 3 8'9" x 4'11"



Approximate measurements as sloping ceiling, Skylight window and radiator.

Outside

Courtyard to the rear with up and over access door.

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 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.

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

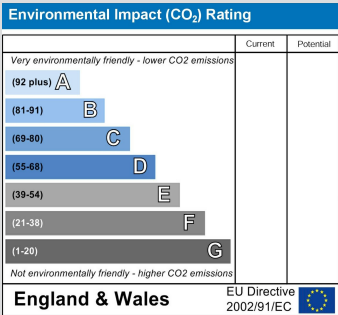
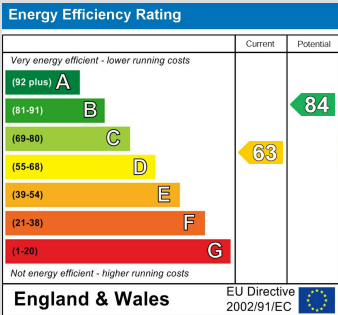
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.



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



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

