

A spacious and attractive double fronted cottage, conveniently located on Ingleby Terrace. The well presented internal accommodation includes an entrance vestibule, hall, spacious 21ft lounge / diner, modern kitchen, contemporary shower room and two bedrooms. Features of the property include gas central heating to radiators, double glazed windows and a yard to the rear with a remote-controlled roller shutter access door. The property is well placed for the shops on Chester Road, Sunderland General Hospital, the University and offers transport links to surrounding areas.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Entrance Vestibule

Access via a double glazed entrance door, there is access leading through to the

Hall

Central heating radiator and doors leading off to the lounge/diner and two bedrooms.

Lounge/Diner 21'5" x 12'9"



This generously proportioned room has two double glazed windows to the rear, a central heating radiator and a fireplace with an electric fire. There is also a built in cupboard housing the central heating boiler and a door to the

Kitchen 13'9" maximum x 7'0"



Modern kitchen fitted with wall and base units with work surfaces over incorporating a sink and draining unit. There is a double glazed window to the side, a double glazed door to the courtyard and an internal door to the

Shower Room



Contemporary shower room fitted with a low level WC with concealed cistern, a wash hand basin set into a vanity unit and there is a wet area with a mains head shower. There is also attractive tiled walls and floor, a central heating radiator and a double glazed window.

Bedroom 1 15'3" x 9'10" (not including fitted wardrobes)



Double glazed bay window to the front, a central heating radiator and fitted wardrobes.

Bedroom 2 12'7" x 8'6"



Double glazed window to the front and a central heating radiator.

Outside



There is a small forecourt area to the front whilst to the rear there is a courtyard with a remote control roller shutter 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 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.

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MAIN ROOMS AND DIMENSIONS

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Important Notice Part 2

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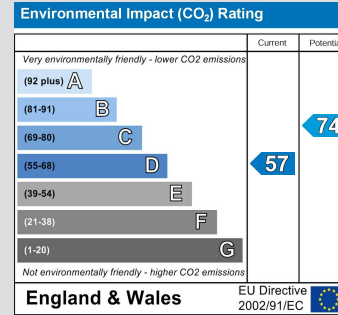
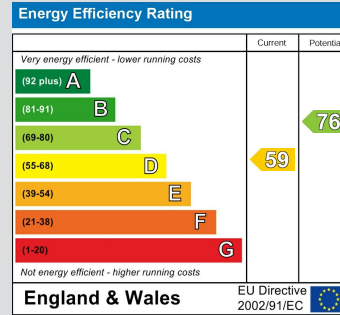
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Opening Times

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

Ombudsman

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