















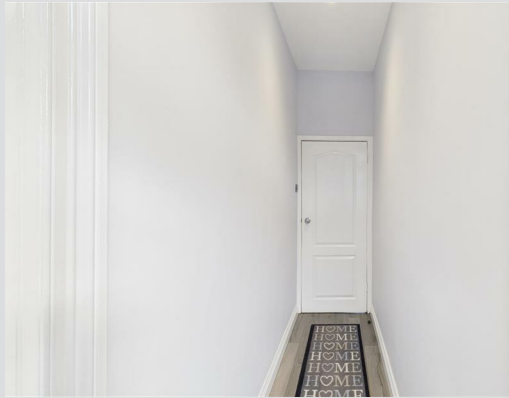
An attractive mid terrace cottage, providing deceptively spacious and well appointed accommodation within this popular location. Internally briefly comprising to the ground floor of a hall, a generous lounge / diner, a fitted kitchen, modern bathroom/wc and three bedrooms. On the first floor there is a well-proportioned third bedroom. Externally there is a courtyard to the rear. The property is well placed for the shops on Chester Road, local amenities and schools as well as being ideal for Sunderland City Centre, Sunderland Royal Hospital and transport links including Millfield Metro Station. With no upper chain involved, we highly advise early viewing!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door into

## Reception Hall



Doors to

## Lounge/Diner



Double glazed UPVC French doors to rear elevation, radiator and stove fire. Storage cupboard, stairs to first floor and door to Kitchen.

## Kitchen



Wall and base units with countertops over incorporating a 1.5 bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hobs and cooker hood - space for a

fridge freezer and washing machine. Radiator, Double glazed window to rear and door to rear hall.

## Rear Hall

Storage cupboard and radiator. Door to bathroom and UPVC door to rear.

## Bedroom 1



Double glazed window to front elevation and a radiator.

## Bedroom 2



(Currently used as a Dining Room)

Double glazed window to front elevation, radiator and storage cupboard.

## Bathroom



Bath with dual head waterfall shower over, low level wc and hand wash basin. Double glazed window to rear and a radiator.

## First Floor Landing

Landing with door to

## Bedroom 3



Velux window and double glazed window to front elevation. 2x Radiators and 4x storage cupboards.

## Outside



Low maintenance rear courtyard.

## Tenure FH

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

## Council TaxBand

The Council Tax is Band A.

## Important Notice

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# MAIN ROOMS AND DIMENSIONS

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.

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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.

## Viewings Fst

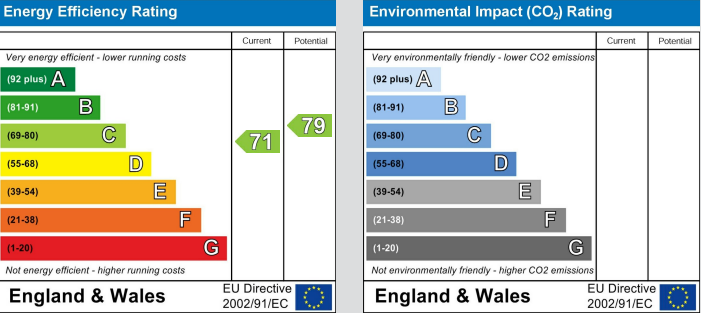
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

## Opening Times

Monday - Friday 9.00am to 5.00pm  
Saturday 9.00am to 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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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

91.6 m<sup>2</sup>

**Balconies and terraces**

15.1 m<sup>2</sup>

**Reduced headroom**

5.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

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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