









A deceptively spacious three bedroom mid terrace cottage with accommodation over two levels. Internally the attractive accommodation on the ground floor includes an entrance vestibule, hall and a generous lounge with doors leading through to a delightful conservatory. There is a kitchen, bathroom/wc and a superb double bedroom with bay window and fitted furniture, completing the ground floor whilst to the first floor there are two further bedrooms. Externally there is a forecourt area to the front and a courtyard to the rear. This excellent location is ideally placed for the shops and cafes on Sea Road, as well as Seaburn Metro Station and Sunderland's magnificent coastline. With immediate vacant possession and no upper chain involved, we highly advise early viewing to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via a double glazed entrance door into the vestibule.

Vestibule

Inner door to the hall.

Hall



Radiator and doors leading off to the lounge and bedroom 1

Lounge 14'11" x 14'7" not including staircase area



This spacious room has a patio style door leading through to the conservatory, feature fireplace, stripped and varnished

floorboards, built in cupboard, radiator, staircase to first floor and a door to the kitchen.

Conservatory 6'2" x 6'1"



This delightful room has a double glazed door to the rear courtyard, double glazed windows and a tiled floor.

Kitchen 12'11" x 6'2"



Fitted with wall and base units with work surfaces over incorporating a one-and-a-half-bowl sink and drainer unit, space has been provided for the inclusion of a cooker and a washing machine. There's a radiator, double glazed window and door to the lobby.

Lobby

With a double glazed door to the courtyard and an internal door to the bathroom.

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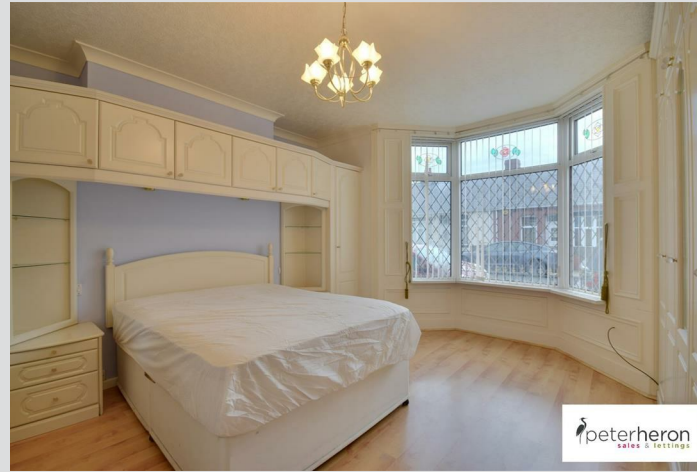
MAIN ROOMS AND DIMENSIONS

Bathroom



Fitted with a 3 piece suite comprising of low level WC, pedestal wash hand basin and panelled bath - there is a radiator, tiled walls and floor and double glazed window.

Bedroom 1 12'9" x 12'1" maximum including bedroom furniture



This spacious room has a double glazed bay window to the front, radiator, fitted bedroom furniture including wardrobes, dressing table, drawer units and bedside table.

First Floor Landing

Doors connecting off to bedrooms 2 and 3.

Bedroom 2 19'1" x 6'10" approximate measurements as sloping



A sloping ceiling with a Velux window and a radiator.

Bedroom 3 13'8" x 7'2" approximate measurements as sloping c



Sloping ceiling with a Velux window and a radiator.

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MAIN ROOMS AND DIMENSIONS

Outside



There is a small forecourt area to the front whilst to the rear there is an attractive courtyard.

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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Sea Road Viewings

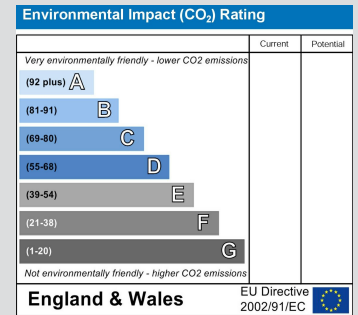
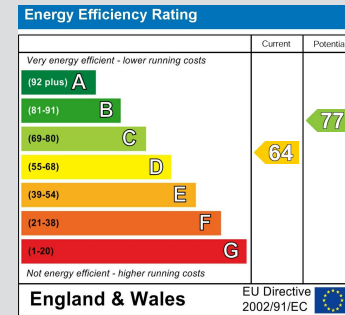
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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