









A spacious and most impressive three bedroom, two reception room, mid terrace dormer cottage within this popular and convenient location. Internally the immaculate accommodation on the ground floor includes a hall, spacious lounge and dining room, modern fitted kitchen and a contemporary bathroom/wc. On the first floor there three well-proportioned bedrooms. Features of the property include double glazing, gas central heating to radiators and a courtyard to the rear. The property is ideally placed for access to local amenities, shops and schools as well as providing easy access into Sunderland City Centre and transport to surrounding areas. We highly advise viewing, to appreciate this superb home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Entrance via UPVC front door in to the hall.

## Entrance Hall

With inner door to the dining room.

## Lounge 12'8" x 10'8"



Double glazed window to the front, a double radiator and double doors opening into the dining room.

## Dining Room 16'0" x 15'2"



A spacious dining room with a radiator, double glazed window and French doors to the rear, stairs to the first floor and a door to the kitchen.

## Kitchen 16'7" x 6'6"



Range of wall and base units with countertops over

incorporating a single bowl sink and drainer. Integrated gas oven and hob with overhead extractor as well as space for a washing machine, tumble dryer and fridge freezer, there is a breakfast bench, double glazed window to the side elevation and a door to the bathroom.

## Bathroom



Bath with overhead shower, low level wc, hand wash basin, ladder style radiator and double glazed frosted window to the side.

## First Floor Landing

Landing with doors to the three bedrooms.

## Bedroom 1 (rear) 14'5" x 9'4"



Spacious double bedroom with a radiator, double glazed window to the rear elevation and a storage cupboard.

## Bedroom 2 (front) 11'11" x 6'5"



There is a radiator and double glazed window to the front.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3/Study (front) 8'8" x 5'9"



There is a radiator and double glazed window to the front.

## Outside



Low maintenance courtyard to the rear with a shed and roller shutter door.

## Tenure Freehold

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

## Council Tax Band

The Council Tax Band is Band A.

## 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.

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

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## Important Notice Part 2

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

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## Fawcett Street Viewings

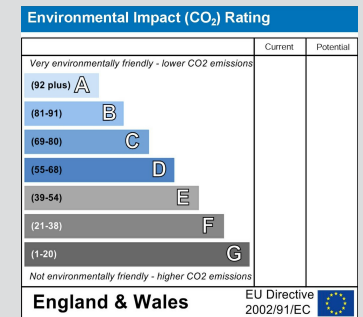
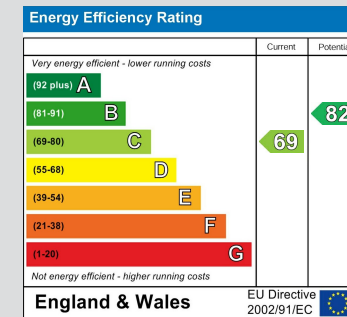
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman Fst

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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Ground Floor  
Approximate Floor Area  
(58.10 sq.m)

First Floor  
Approximate Floor Area  
(31.33 sq.m)



26 Rosedale Street