















This four bedroom and two reception room double fronted dormer cottage provides deceptively spacious accommodation. Internally the property comprises to the ground floor, reception hall, lounge, dining room, kitchen, two bedrooms and a bathroom whilst to the first floor there are two further bedrooms. Externally there is a courtyard to the rear with up and over door providing off street parking. Situated within this popular location, ideal for local amenities, shopping facilities, schools, Sunderland Royal Hospital and provides excellent transport connections. Available with immediate vacant possession and no upper chain involved.

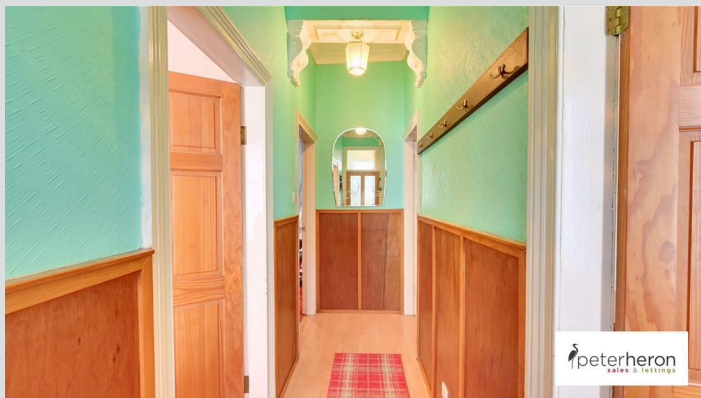


# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

### Reception Hall



### Lounge 15'4" x 11'11"



Double glazed bay window to front and feature fireplace.

### Dining Room 12'9" x 12'6"



Double glazed window to rear, staircase to first floor with storage under and heater.

### Kitchen 12'2" x 8'3"



Wall and base units with work surfaces over incorporating single bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood. Space for low level fridge, freezer and washing machine. Double glazed window and door to rear.

### Bathroom



Low level WC, washbasin and bath with shower over, double glazed window to rear.

### Bedroom 1 12'9" x 11'10"



Double glazed window to rear and gas fireplace.

### Bedroom 2 12'8" x 9'11"



Double glazed window to front and built in storage.

### First Floor Landing

### Bedroom 3 12'2" x 12'1"



Double glazed window to front.

### Bedroom 4 12'1" x 8'10"



Double glazed window to rear.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Enclosed courtyard to the rear with up and over shutter providing off street parking. Gate to the rear lane.

### Council Tax Band

The Council Tax Band is Band B.

### 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.

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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.

### Fawcett Street Viewings

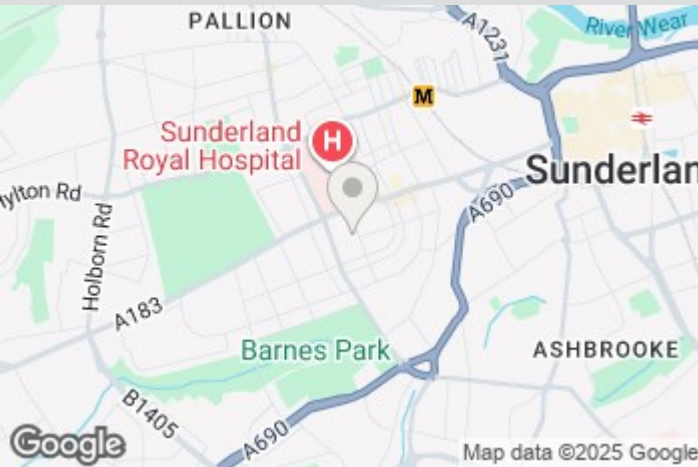
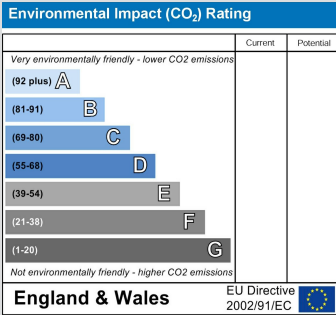
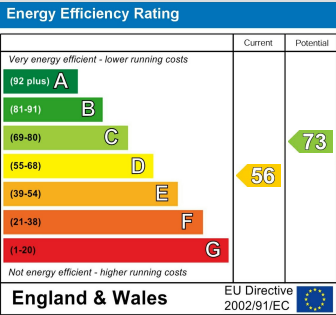
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

### 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.



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Ground Floor  
Approximate Floor Area  
( 76.70 sq.m)

Room In Roof  
Approximate Floor Area  
(49.20 sq.m)

27 Greta Terrace