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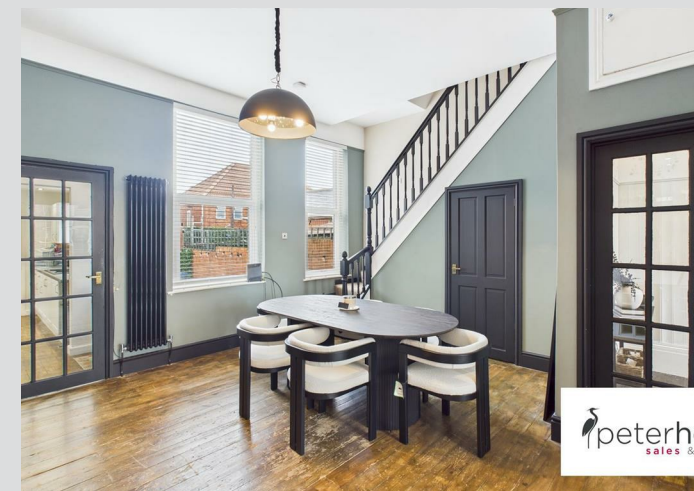
Dene Street, Pallion, Sunderland

£89,950





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This stunning mid terrace cottage provides an exceptional standard of accommodation within this popular and convenient location. Internally the stylish accommodation on the ground floor includes a hall and two generous reception rooms, both with exposed brick chimney breasts, one with a wood burning stove. The front reception room offers potential to create a second bedroom if required, subject to some adaptations and required approvals. There is a modern fitted kitchen, a useful utility area and a contemporary shower room, completing the ground floor accommodation whilst to the first floor there is a superb double bedroom, featuring a free standing bath. Externally there is a courtyard to the rear. Ideally situated close to local amenities, shops, schools and Sunderland Royal Hospital as well as offering links to Sunderland City Centre and transport connections. The property has been sympathetically upgraded with many fabulous improvements whilst retaining many appealing period features, viewing is highly recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite door.

## Entrance Vestibule

Inner door to hallway.

## Reception Hall



Radiator.

## Lounge 14'2" x 12'2"



Double glazed bay window to front, double radiator and wood burning stove. Open plan into dining room.

## Dining Room 15'11" x 11'10"



2x double glazed windows to rear, column radiator and feature brick wall. Staircase to first floor with storage cupboard under.

## Rear Hall



UPVC door to rear. Space for American style fridge freezer.

## Kitchen 11'1" x 7'1"



Range of wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood. Double radiator, double glazed window to rear and door open into utility.

## Utility 7'4" x 5'10"



Work surfaces with space under for washing machine and tumble dryer. Wall mounted boiler, radiator, double glazed window to rear and door to shower room.

## Shower Room



Low level WC, washbasin vanity unit and walk in waterfall shower, heated towel rail and double glazed window rear.

## First Floor Landing

## Bedroom 1 17'1" x 16'9"



2x Velux windows, double radiator, storage cupboard and free standing bath.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Forecourt to the front and enclosed courtyard to the rear with gate access.

### 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 - 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


### 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.

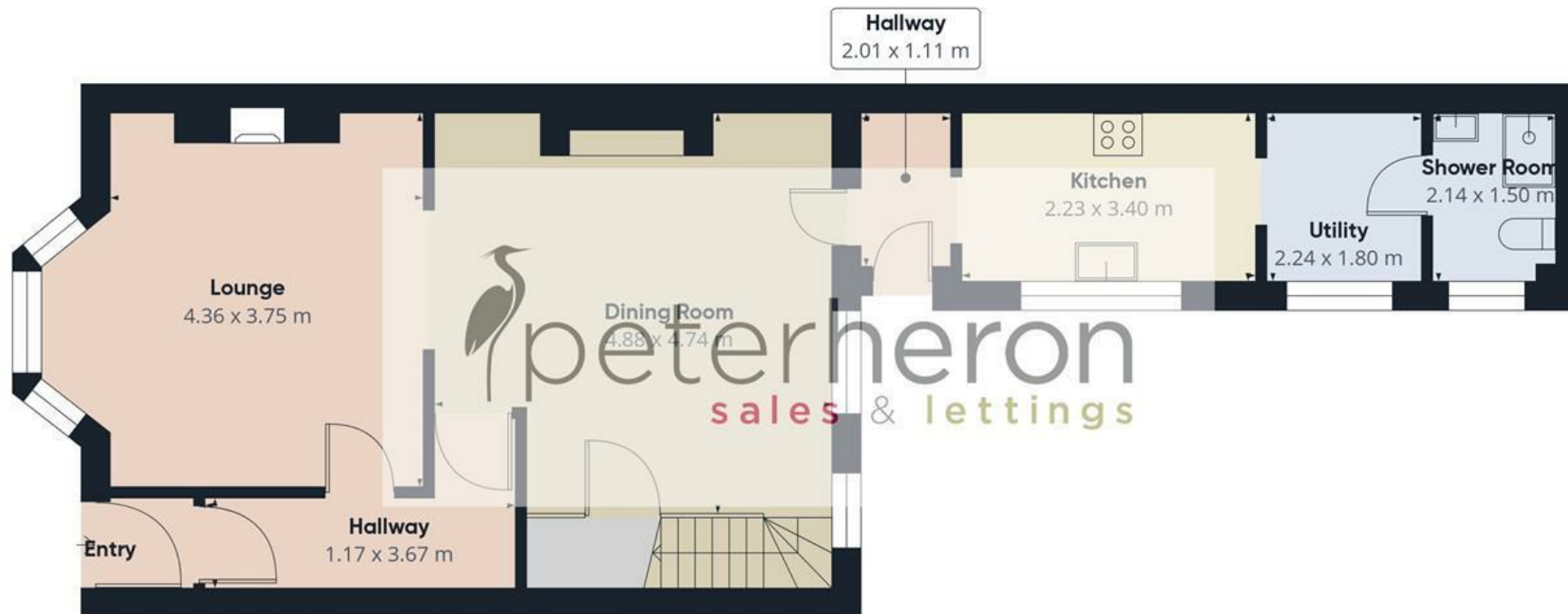
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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Floor 0



Floor 1

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

89.6 m<sup>2</sup>

Reduced headroom

6.3 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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