

This neatly presented two bedroomed mid terraced cottage is available with immediate vacant possession and no upward chain. Accommodation is arranged over the ground floor and includes an entrance lobby, lounge, kitchen, two bedrooms and a bathroom. Benefiting from UPVC double glazing, gas central heating and an enclosed courtyard to the rear with secure off street parking. Located in this convenient street just off Fulwell Road and walking distance from a range of superb amenities including local Metro stations, shopping facilities and the Sea Front. Early internal inspection highly recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via UPVC door to

Entrance Lobby

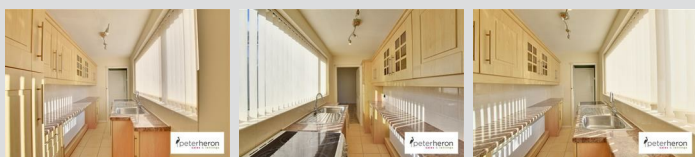
Inner to lounge.

Lounge 13'6" x 11'4"



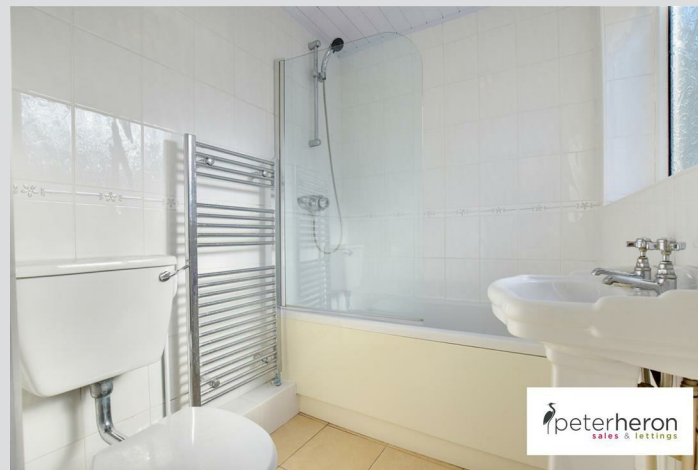
Double glazed window to the rear elevation, feature fireplace, radiator and door to the kitchen.

Kitchen 11'5" x 5'0"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space provided for a cooker and a cupboard with space for a fridge freezer. Double glazed window to the rear elevation and a radiator. Door to Bathroom and UPVC door to rear.

Bathroom



Low level WC, washbasin and bath with shower over, chrome heated towel rail and single glazed frosted window to the rear.

Bedroom 1 (Front) 14'1" x 12'0" max



Built in wardrobes and cupboards, radiator and double glazed window to the front elevation.

Bedroom 2 (Rear) 10'0" x 6'2"



Double glazed window to the rear and a radiator.

Outside



Low maintenance courtyard to the rear with a UPVC door to the outhouse and a roller shutter providing off street parking.

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

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

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MAIN ROOMS AND DIMENSIONS

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 £210.00 by Movewithus Ltd.

Sea Road Viewings

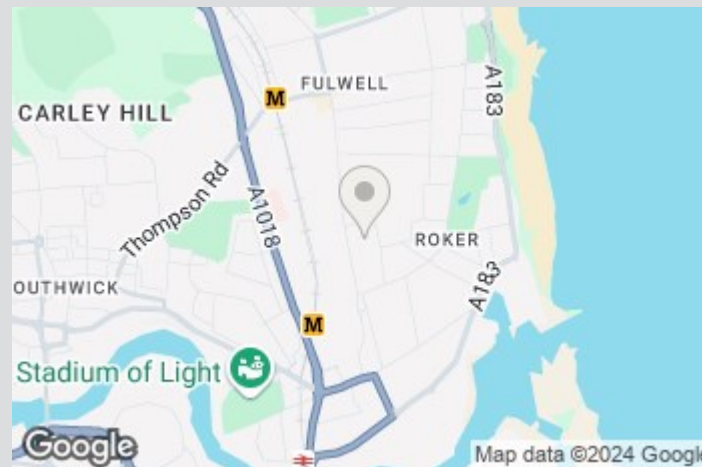
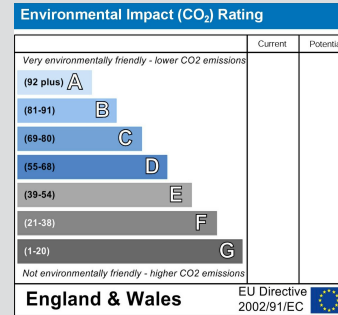
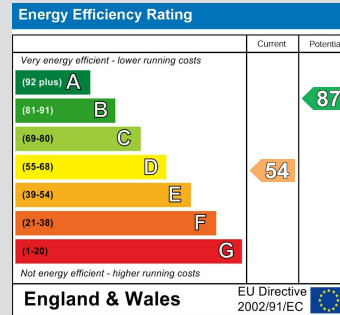
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman Fst

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



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