









This surprisingly spacious 2 bedroom end terraced Victorian cottage with the added bonus of a large garage to the rear. Occupying a popular position on this quiet street set within the lower section of Southwick, the property is well presented throughout and will impress all who view. Comprising entrance vestibule, reception hall, bedroom with fitted wardrobes, large living room with French door into the rear courtyard, recently fitted kitchen, bathroom with bath and standalone shower, second bedroom at first floor level with ample storage space and a courtyard to the rear which enjoys a sunny position. Benefitting from gas central heating and UPVC double glazing, the property is just a short stroll from Southwick green with it's excellent shopping facilities and is also well suited for the city centre, A19 and coast. Available end of July/Start of August.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via an entrance door.

Entrance Hall

Solid wood flooring and a radiator.

Bedroom 1 13'10" x 13'8" into recess and fitted wardrobes

Radiator, double glazed window, fitted wardrobes, wood effect vinyl flooring and coved cornicing to ceiling.

Living Room 17'10" x 13'8" into recess

Under stairs storage cupboard, radiator, coved cornicing to the ceiling, staircase to first floor landing, solid wood flooring, double glazed window, glazed door to the rear courtyard and an electric fireplace with mantle and surround.

Kitchen 14'10" x 5'5"

Vinyl flooring, radiator, 2 double glazed windows to the side and coved cornicing to the ceiling. The kitchen is fit with base and eye level units with working surfaces over incorporating a stainless steel sink and drainer unit, boiler store, there is space for a washing machine and an integrated oven, microwave and hob with extractor hood over.

Lobby

Door leading out to the rear courtyard, door to the bathroom and a storage cupboard.

Bathroom

Fit with low level WC, pedestal wash basin, panelled bath and walk in shower enclosure. There's a radiator, built in cupboard, tile effect laminate flooring and a double glazed window.

First Floor

Storage cupboard.

Bedroom 2 18'2" x 10'11"

Fitted wardrobes, 3 Velux windows, 2 radiators, vinyl flooring and storage cupboard.

Outside

Access to the garage via the side of the property and to the rear there is an enclosed courtyard with door into the garage.

Garage

Fit with base units with work surfaces over and a roller shutter access door.

Lettings Important Notice 2

We endeavor to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Letting Viewings Srd

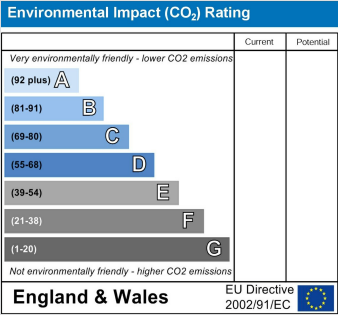
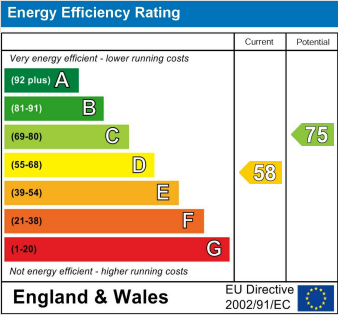
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106118.

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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