









A spacious and impressive two bedroom, two reception room mid terrace dormer cottage within this popular and convenient location. Internally on the ground floor there is a hall, two generous reception rooms, a superb modern kitchen and bathroom/wc, whilst to the first floor there are two excellent double bedrooms. The property benefits from double glazing, gas central heating to radiators and a courtyard to the rear. This location is close to local amenities, shops and Sunderland Royal Hospital as well as providing excellent links to the Sunderland City Centre and transport connections. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door to

Vestibule

There is an inner door leading through to the hall.

Hall

With a radiator and doors connecting off to the lounge and dining room.

Dining Room 13'3" x 13'11"



Double glazed window to the front and a radiator.

Lounge 17'10" max into alcoves and inc staircase area nar



Generously portioned room with two double glazed windows to the rear, two radiators, staircase to the first floor and a door to the kitchen.

Kitchen 10'3" x 6'1"



Modern wall and base units with work surface over, incorporating a sink and drainer unit, integrated appliances include an oven and hob, space is provided for the inclusion of a fridge freezer and a washing machine, there is a double glazed window, the central heating boiler is concealed behind a matching fronted kitchen unit, there is access to the lobby.

Lobby

With a radiator, double glazed door to the courtyard and an internal door to the bathroom.

Bathroom



Modern three piece suite with low level WC, wash hand basin set into vanity and a bath with mains fed shower over, radiator and double glazed window.

First Floor Landing

With doors leading off to the two bedrooms.

Bedroom 1 13'0" x 10'5"



Two double glazed windows to the front, radiator and built in cupboard.

Bedroom 2 10'9" x 9'8"



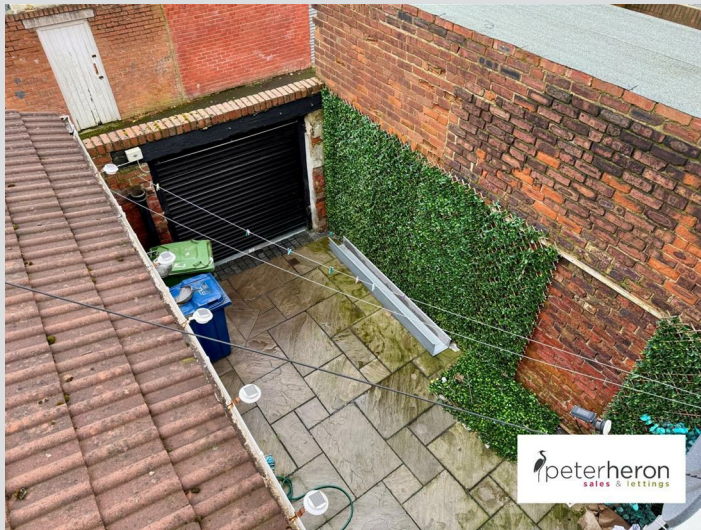
Double glazed window to the rear and a radiator.

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MAIN ROOMS AND DIMENSIONS

Outside



There is an attractive paved courtyard to the rear with a roller shutter access door.

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 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:-

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.

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 contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron 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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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