









Tenanted Investment Opportunity! An attractive two bedroom mid terrace cottage, ideally situated within this popular and convenient area. The accommodation is all on the ground floor, briefly comprising of a hall, lounge, kitchen, bathroom/wc and two bedrooms. Benefits of the property include double glazing, gas central heating to radiators and a private yard to the rear. This location is close to local amenities, shops and schools, Sunderland Royal Hospital and Millfield Metro Station.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Vestibule

With access through to the hall.

Hall

There is a radiator and doors to the lounge and bedroom one.

Lounge 11'6" into alcove x 13'3"



Double glazed window to the rear, radiator, doors to the lobby and bedroom two.

Lobby

With a double glazed window, built in cupboard and access through to the kitchen.

Kitchen 11'5" x 9'0"



Fitted with wall and base units with work surface over incorporating a sink and drainer unit, spaces have been provided for the inclusion of a cooker, fridge freezer and a washing machine, there is a double glazed window, wall mounted boiler, radiator and door to the rear lobby.

Rear Lobby

With double glazed external door to the yard and a door to the bathroom.

Bathroom



3 piece suite, low level WC, pedestal wash hand basin, panel bath, radiator and double glazed window.

Bedroom 1 12'3" x 11'6" no inc robes



Double glazed window to the front, radiator, built in wardrobes and a decorative fireplace.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 13'1" x 5'10"

Double glazed window to the rear and a radiator.

Outside

There is a yard 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.

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Fawcett Street Viewings

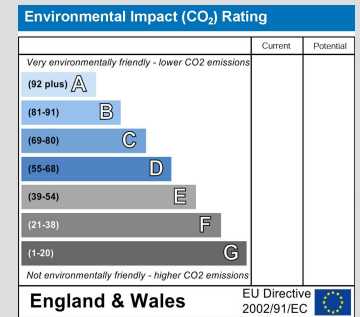
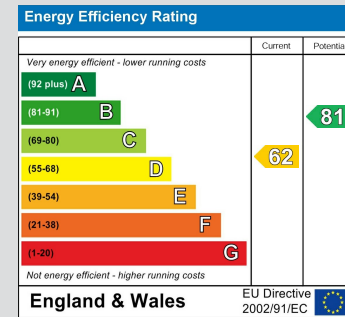
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



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