















An attractive two bedroom mid terrace cottage, providing well-appointed accommodation within this popular and convenient location. Internally the accommodation is all on one level and includes a hall, lounge, a spacious kitchen, modern shower room/wc and two bedrooms. Externally there is a small forecourt area to the front and a courtyard to the rear with a remote-control roller shutter access door. This location is ideally placed for local amenities, shops and schools as well as being ideal for Sunderland City Centre, Sunderland Royal Hospital and transport links including Millfield Metro Station. With immediate vacant possession and no upper chain involved, early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

### Entrance Hall

### Lounge 13'4" x 11'10"



Double glazed window to rear, radiator and feature fireplace.

### Kitchen 13'8" x 7'5"



Range of wall and base units with countertops over incorporating single bowl stainless steel sink and drainer with mixer tap. Space for oven, fridge freezer, washing machine and dishwasher. 2x double glazed windows to rear. Door to rear hall.

### Rear Hall

Storage cupboard and UPVC door to rear. Door to shower room

### Shower Room



Low level WC, washbasin and walk in shower cubicle, double glazed window and radiator.

### Bedroom 1 16'2" x 15'0"



Double glazed bay window to front and radiator.

### Bedroom 2 10'0" x 6'8"



Double glazed window to rear and radiator.

### Outside



Enclosed rear courtyard with electric roller shutter access door 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 - 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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# MAIN ROOMS AND DIMENSIONS

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.

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 or book viewing online at [peterheron.co.uk](http://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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
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**Approximate total area<sup>(1)</sup>**  
64.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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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