

A deceptively spacious double fronted, mid terrace cottage. Internally on the ground floor there is a hall, generous lounge, opening through to a kitchen / diner, utility area, bathroom, separate wc and two well-proportioned bedrooms. Externally there is yard to the rear. This convenient location is well 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. Viewing recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via entrance door to

Entrance Hall

Radiator.

Lounge 15'7" into alcove x 12'11"



Double glazed window to rear, radiator and the room opens through into kitchen.

Kitchen/Diner 17'2" x 9'3"



This well proportioned open plan room, has wall and base units with work surfaces over incorporating sink and drainer unit, space for cooker and fridge freezer, double glazed window and access to the utility area.

Utility Area 8'11" x 4'5"

Fitted work surface with space below for washing machine, access to rear courtyard.

Bathroom



Pedestal washbasin and bath with electric shower over, chrome ladder style radiator and double glazed window.

Separate WC

Bedroom 1 12'9" x 10'3" not including wardrobes



Double glazed bow window to front, radiator and fitted sliding door wardrobes.

Bedroom 2 26'4" x 7'4"



Double glazed windows to front and rear, two radiators.

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MAIN ROOMS AND DIMENSIONS

Outside



Forecourt to front and a courtyard to the rear with up and over 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

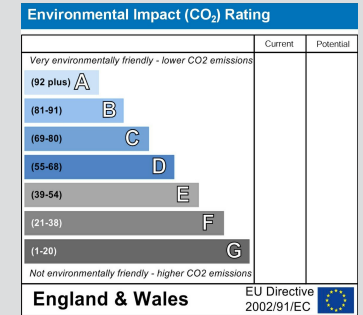
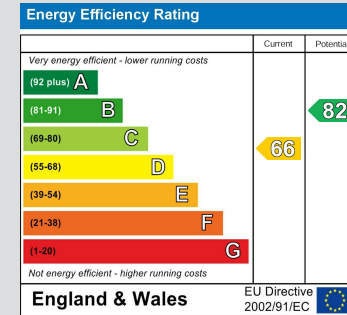
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



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