





PLASTIC
MAJOR
KUCHEN-UND GARDENSET





An attractive mid terrace cottage with appealing features including a 17ft lounge / diner and French doors in the kitchen leading out to a delightful courtyard. The deceptively spacious accommodation is all on one level and includes an entrance vestibule, hall, generous lounge / diner, kitchen, a double bedroom and a bathroom/wc. The property benefits from double glazing, gas central heating to radiators and a pleasant 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 recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via double glazed entrance door to

Entrance Vestibule

Inner door leading through to hall.

Entrance Hall

Doors to the lounge and bedroom.

Lounge 17'5" x 12'11"

This spacious room has a double glazed window to the rear, radiator and access through to the kitchen.

Kitchen 11'9" x 7'8"

The kitchen has fitted wall and base units with work surfaces over incorporating sink and drainer unit. Integrated appliances include an electric oven and electric hob, spaces provided for an under counter fridge, a freezer and a washing machine. The kitchen has a tiled floor, double glazed French door to the rear courtyard, double glazed window and door to the bathroom.

Bathroom

Low level WC, wash hand basin set within vanity unit and a panelled bath with a shower attachment. There is tiled flooring and a tall feature radiator and a double glazed window.

Bedroom 13'8" into alcove x 12'5"

Generously proportioned bedroom with double glazed window facing the front and a radiator.

Outside

There is a delightful courtyard to the rear of the property with shale and pebbled areas along with a raised planted flower bed.

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:-

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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

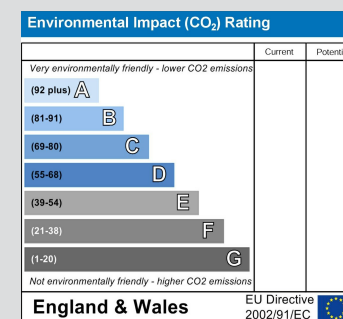
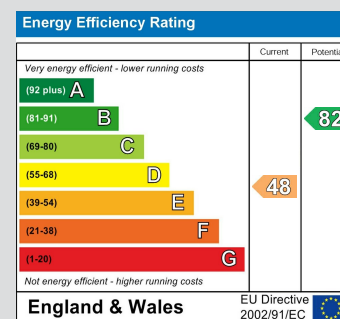
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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MAIN ROOMS AND DIMENSIONS



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