









An ideally located mid terrace cottage situated within the ever popular area of St. Gabriel's. The accommodation includes an entrance vestibule, hall, lounge, kitchen, a recently modernised shower room/wc and a double bedroom. Benefits of the property include gas central heating to radiators, a courtyard to the rear and an excellent loft floored and boarded out loft space with two Velux windows. This location provides convenient access for local amenities, shopping facilities and walking distance from Sunderland Royal Hospital and transport links. Viewing recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Vestibule

Inner door leading through to hall.

Hall

Radiator and doors leading off to the lounge and bedroom.
Loft access hatch with pull down ladder.

Lounge 14'2" x 13'3"



Timber framed double glazed sealed unit window to rear, fireplace, built in cupboard housing the boiler and radiator. Door to kitchen.

Kitchen 9'6" x 5'2"



Wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space for cooker, under

counter fridge and washing machine, radiator, UPVC double glazed window and door to lobby.

Lobby

Double glazed door to courtyard and door to shower room.

Shower Room



Contemporary modern suite comprising of a low level WC with concealed cistern, washbasin and a step in shower cubicle with mains shower, UPVC double glazed window and a ladder style radiator.

Bedroom 1 12'1" x 10'8" into alcove



Timber framed double glazed sealed unit window to front and radiator.

Loft Space 17'3" x 12'8"

Approximate measurements as sloping ceiling. The loft space is floored and boarded out with two Velux windows.

Outside



Courtyard to the rear.

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.

Lease details, service charges and ground rent (where

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MAIN ROOMS AND DIMENSIONS

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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 £210.00 by Movewithus Ltd.

Fawcett Street Viewings

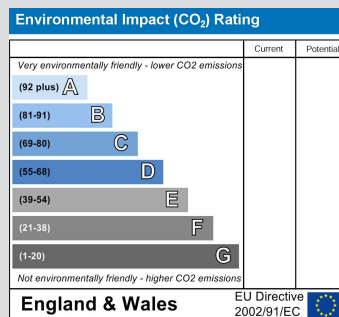
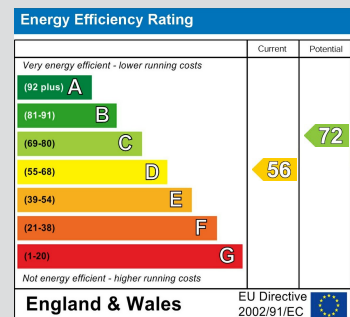
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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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