













An exciting opportunity for first time buyers, landlords and those looking to downsize to a property with all accommodation to the ground floor level. This beautifully presented two-bedroom terraced cottage is ideally located in a highly sought-after and convenient area of Sunderland. Just a short walk from the Metro station and close to a range of local amenities, the property also offers easy access to the City Centre. The accommodation briefly comprises a welcoming lounge, a modern fitted kitchen, two well-proportioned bedrooms, and a stylish bathroom. Externally, there is a private rear courtyard providing a pleasant outdoor space. Early viewing is highly recommended to fully appreciate what is on offer.



# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

### Living Room 14'4" x 11'5"



Double glazed window, radiator and electric fireplace.

### Kitchen 7'3" x 11'3"



Wall and base units with sink and drainer, space for cooker, space for fridge freezer and washing machine, two double glazed windows and radiator.

### Bedroom 1 13'10" x 13'4"



Double glazed window and radiator.

### Bedroom 2 14'6" x 5'8"



Double glazed French door to rear and radiator.

## Bathroom



Low level WC, washbasin and bath with shower head, double glazed window and radiator.

## Outside

Enclosed 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 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.

## Sea Road Viewings

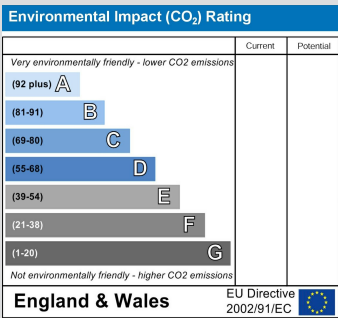
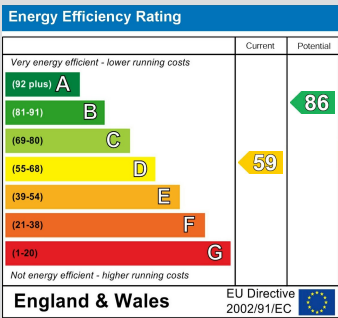
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

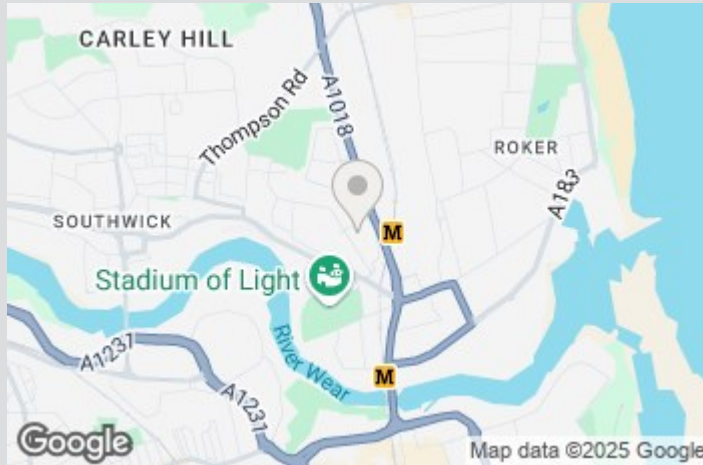
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

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