









This stunning two bedroom mid terrace cottage has been significantly upgraded to a most impressive standard. Internally the beautifully appointed accommodation is all on one level and includes a hall, lounge, sun room, a superb modern breakfasting kitchen, contemporary bathroom/wc and two bedrooms. Externally there is a small forecourt area to the front and a delightful courtyard 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 essential to appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double glazed entrance door to

Entrance Vestibule

Hallway



Radiator. Door to lounge and bedroom 1.

Lounge 13'8" x 10'9" into alcove



Single glazed window looking into sun room. Radiator. Decorative fireplace. Doors to lobby and bedroom 2.

Lobby

Built in cupboard. Doors to sun room and kitchen.

Breakfasting Kitchen 12'8" x 10'2"



Modern wall and base units with working surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated double electric oven, electric hob and extractor chimney over, fridge freezer, space for washer. Double glazed window, radiator and door to bathroom.

Bathroom



Contemporary three piece suite comprising low level WC, washbasin vanity unit and P shaped bath with shower attachment, chrome ladder style radiator, double glazed window.

Sun Room 11'1" x 6'2" maximum



Double glazed French doors to rear courtyard, radiator and cupboard housing the boiler.

Bedroom 1 16'0" into bay x 13'3" into alcoves



Double glazed bay window to front, radiator, cornicing and picture rail.

Bedroom 2 13'9" x 6'2"



Single glazed window looking the sun room, radiator.

Outside



Enclosed rear courtyard with roller shutter access door.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

We are advised by the Vendors that the property is

Visit 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

MAIN ROOMS AND DIMENSIONS

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

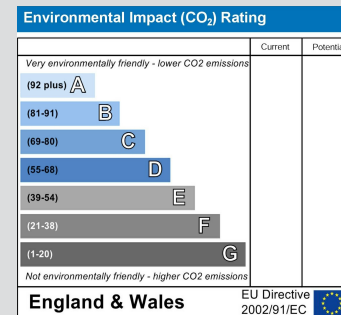
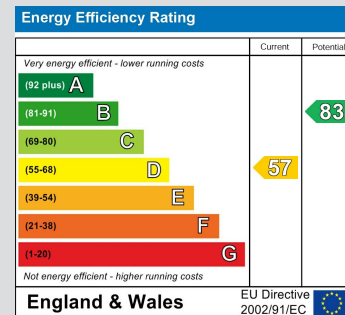
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 0191 510 3323

