









An impressive two bedroom end terrace cottage situated within this popular and convenient location, well placed for access to local amenities, shops and schools as well as providing easy access into Sunderland City Centre and transport links to surrounding areas. Internally the accommodation is all on one level and comprises entrance hall, lounge, kitchen, two bedrooms and a bathroom with separate WC. Externally there is a good size courtyard to the rear. With immediate vacant possession and no upper chain involved, early viewing is essential.

MAIN ROOMS AND DIMENSIONS

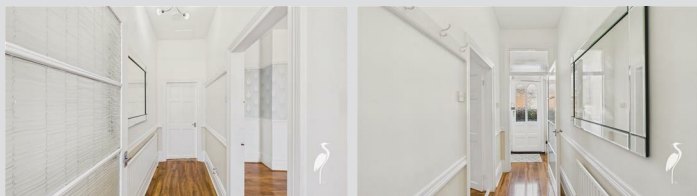
All on Ground Floor

Access via entrance door

Entrance Lobby

Inner door to hall.

Hallway



Radiator. Door to bedroom and lounge.

Lounge 13'9" x 11'8"



Double glazed window to rear and radiator. Door to bedroom and kitchen.

Kitchen 9'4" x 6'5"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hob and hood. Space for fridge freezer and washing machine. Double glazed window and wooden door to rear. Door to bathroom.

Bedroom 1 13'7" x 12'7"



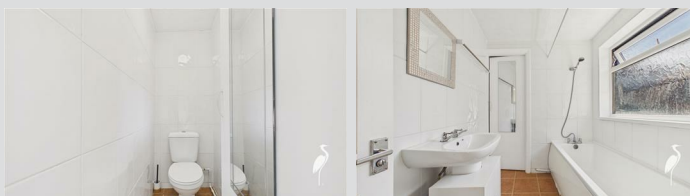
Double glazed window to front and radiator.

Bedroom 2 13'10" x 7'11"



Double glazed window to rear and radiator.

Bathroom



Washbasin and bath with shower over, storage cupboard, double glazed window to rear and radiator. Door to WC.

Separate WC

Low level WC and double glazed window to rear.

Outside



Enclosed courtyard with gate to rear lane.

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.

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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 £300.00 by Movewithus Ltd.

Fawcett Street Viewings

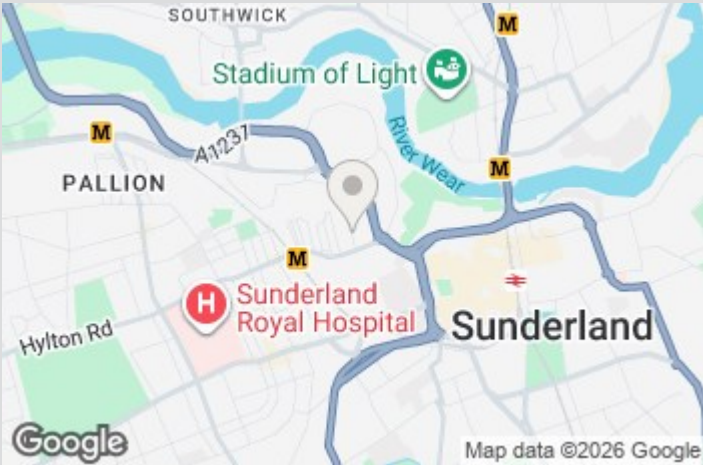
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.

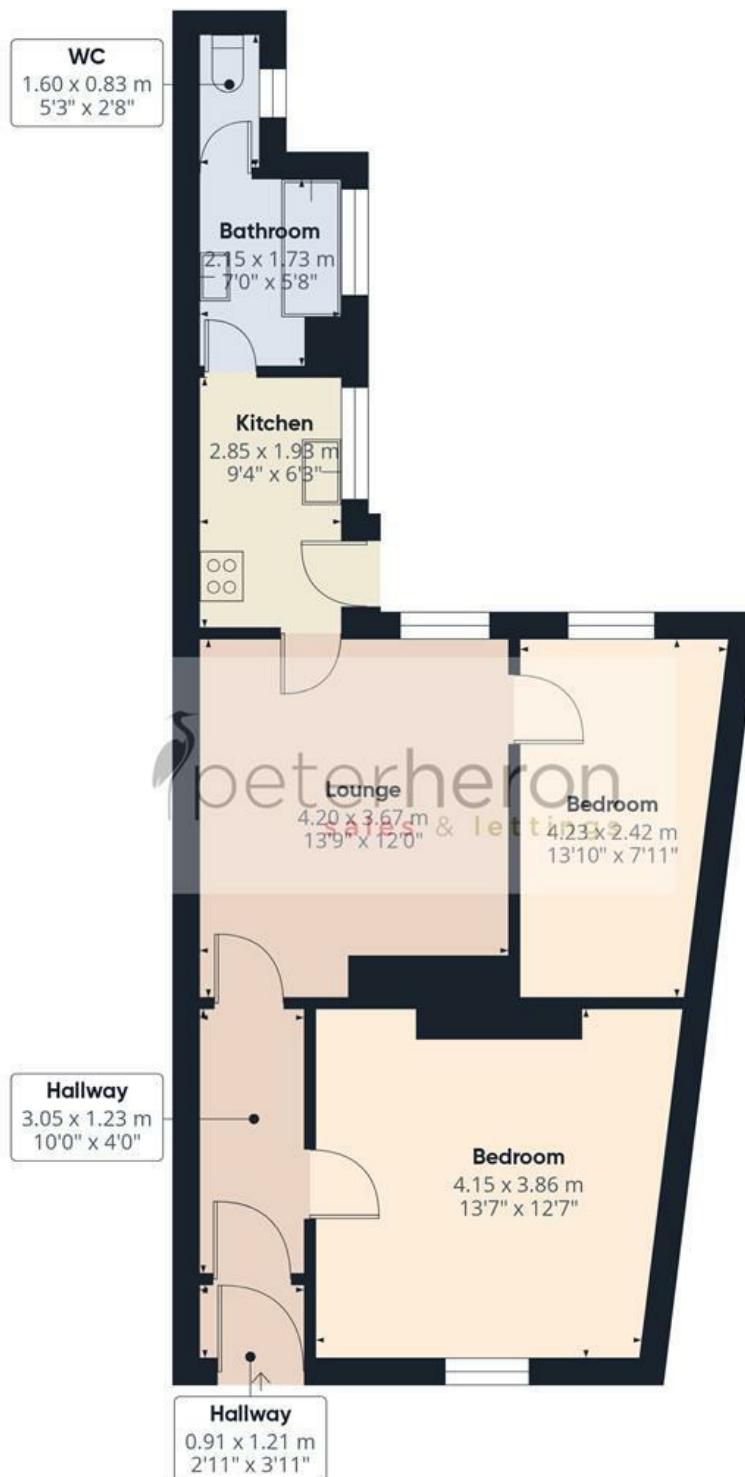


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	74
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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Approximate total area⁽¹⁾

56.1 m²

604 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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