









An outstanding three bedroom, two reception room cottage that has recently undergone a significant programme of restoration and modernisation to provide an exceptional standard of accommodation over two floors. Internally the attractive accommodation on the ground floor includes a hall, lounge with a bay window and an impressive period fireplace, a dining room and a contemporary fitted kitchen. There is a shower room/wc and two bedrooms completing the ground floor accommodation. On the first floor there is a generous bedroom with a superb en-suite bathroom/wc. Features of the property include double glazing, gas central heating to radiators and a courtyard to the rear. Situated within this ever popular area, the property is close to local amenities, shops and schools, as well as Sunderland Royal Hospital and there are excellent transport connections to surrounding areas. With no upper chain involved, early viewing is essential to appreciate the standard of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door with an inner door to the

## Entrance Hall

Entrance hall with stairs to the first floor, storage cupboard, radiator and doors to the lounge, dining room and bedroom 3.

## Lounge 13'10" x 11'9"



Lounge with a double glazed bay window to the front, two radiators and an impressive period fireplace.

## Dining Room 13'7" x 13'10"



With a double glazed window to the rear, radiator, arched alcove, storage cupboard and doors leading to the kitchen and bedroom 2.

## Kitchen 12'7" x 7'11"



Range of modern, high gloss wall and base units with countertops over, incorporating a single bowl ceramic sink and drainer with mixer tap, integrated appliances include an electric oven and hob with extractor fan over, space has been provided for the inclusion of a fridge freezer and a washing machine, there is a radiator, double glazed window to the side, double glazed UPVC door to the courtyard and a door to the shower room.

## Shower Room



Modern suite comprising a low level WC, hand wash basin, walk in shower and chrome heated towel rail, there are fully tiled walls and a double glazed frosted window to the side elevation.

## Bedroom 2 13'7" x 8'7"



With a double glazed window to the rear and a radiator.

## Bedroom 3 8'6" x 7'8"



Double glazed window to the front and a radiator.

## First Floor Landing

With stairs leading up to bedroom 1.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 13'9" x 12'4" approx measure to sloping ceiling



With a double glazed Velux window, radiator, storage cupboard and a door to the en suite bathroom.

## En Suite Bathroom



With a low level WC, hand wash basin, radiator, panelled bath with overhead shower and Velux window.

## Outside



Small gated area to the front, courtyard to the rear with shed.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Council Tax Band

The Council Tax Band is Band A

## 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](http://peterheron.co.uk)

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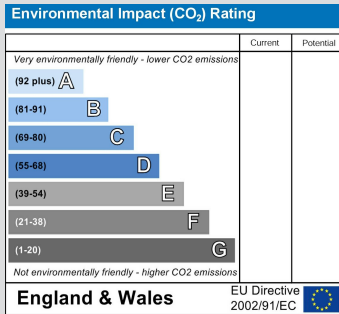
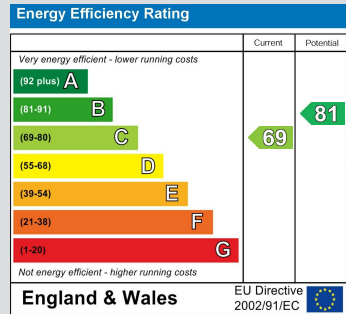
# MAIN ROOMS AND DIMENSIONS

## 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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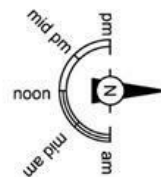
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Ground Floor  
Approximate Floor Area  
(80.74 sq.m)



First Floor  
Approximate Floor Area  
(37.34 sq.m)



## 4 Cooperative Terrace