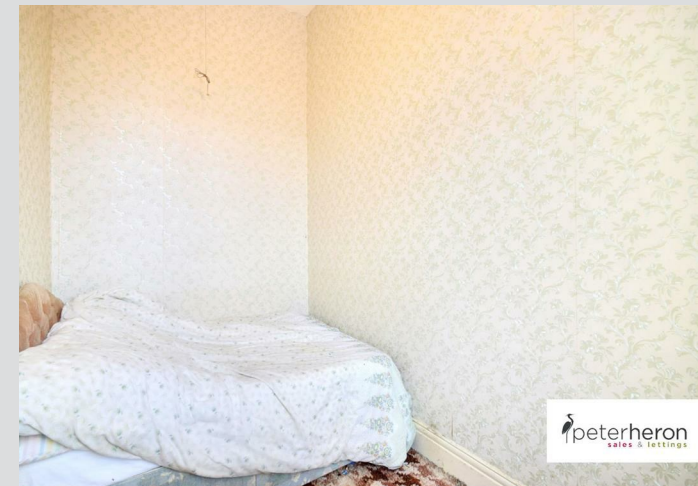
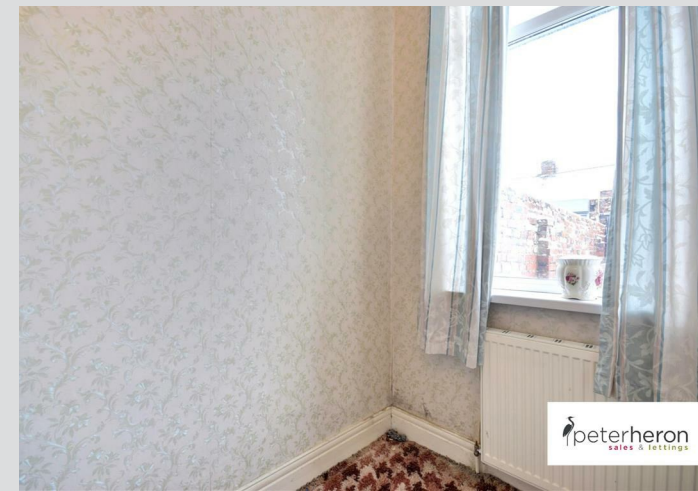










A two bedroom mid terrace cottage, situated within this popular and convenient location, available with no upper chain involved. The accommodation is all on one level and includes an entrance vestibule, hall, lounge, kitchen, bathroom/wc and two bedrooms. The property benefits from double glazing, gas central heating to radiators (where stated) and a yard to the rear. This area is ideal for local amenities, shops and schools, Sunderland Royal Hospital, the University and transport connections. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Vestibule

there is an inner door leading through to the hall.

Hall

With a radiator and doors connecting of to the lounge and bedroom one.

Lounge 13'7" x 11'4" into alcove



Double glazed window to the rear, radiator and doors connecting of to the kitchen and bedroom two.

Kitchen 9'5" x 6'0"



Wall and base units with work surface over incorporating and sink and drainer unit, spaces have been provided for the inclusion of a cooker, washing machine and along with a under counter fridge and freezer, there is a wall mounted boiler, built in cupboard and double glazed window, access through to the lobby.

Lobby

Double glazed door to the yard and internal door to the bathroom.

Bathroom



With a fitted WC, pedestal wash hand basin, panel bath, radiator and tiled walls.

Bedroom 1 13'8" into alcove x 13'9"



Double glazed window to the front and a radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'3" x 5'4"



Double glazed window to the rear and a radiator.

Outside



Yard to the rear of the property.

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 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

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Fawcett Street Viewings

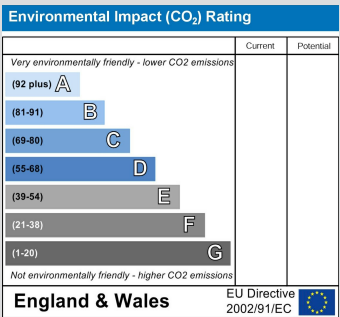
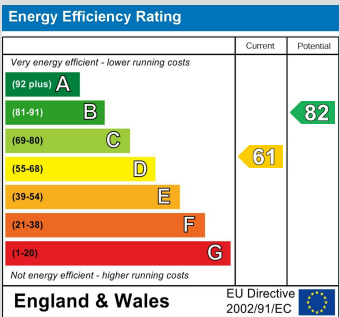
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

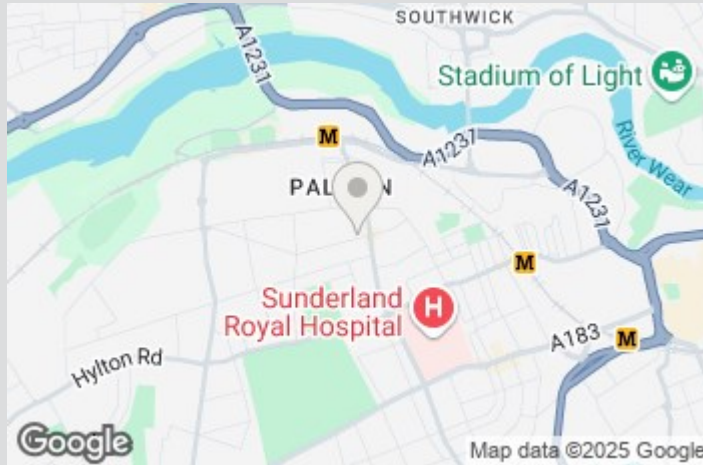
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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MAIN ROOMS AND DIMENSIONS



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