









A popular style two bedroom mid terrace cottage with a west facing courtyard to the rear; this delightful modern cottage sits towards the quieter Browne Road end of the street and offers comfortable living space ideal for first time buyers and those looking to downsize. The accommodation comprises a reception hall, living room, kitchen, two bedrooms and a bathroom, whilst the rear courtyard also provides space for secure off street parking accessed via remote control electric roller shutter gates. Benefitting from gas central heating and UPVC double glazing the property is just a stone's throw from Fulwell Road and within easy reach of Sea Road shopping centre and Seaburn Metro Station, whilst an extensive range of amenities and the seafront is also close to hand. Internal inspection is unreservedly recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed feature door to

## Entrance Portico

Opening to reception hall.

## Reception Hall

With double radiator, access point to loft, coved cornice to ceiling, passive airflow system.

## Bedroom 1 (front) 13'8" x 15'0" into square bay



UPVC double glazed square bay window to front elevation, single radiator, coved cornice to ceiling.

## Bedroom 2 (rear) 9'6" x 6'2"



UPVC double glazed window to rear elevation, double radiator, coved cornice to ceiling.

## Living Room 12'9" x 11'3"



Double radiator, recess fireplace, UPVC double glazed window, coved cornice to ceiling.

## Kitchen 13'11" x 7'11" max dimensions



Base and eye level units with marble coloured working surfaces, incorporating a single drainer stainless steel sink unit with pedestal mixer tap, plumbing for washing machine, space for tumble dryer and fridge freezer, gas hob with built under electric oven and overhead extractor hood, tiled splashbacks, tiled floor, UPVC double glazed window to side elevation, double radiator, cupboard discreetly concealing wall mounted Baxi Duo Tech gas combination boiler serving hot water and radiators.

## Side Lobby

With door leading out to the rear courtyard.

## Bathroom



Low level WC, wash basin set into vanity unit with cupboards under, double ended free standing bath and corner shower cubicle with Rainforest showerhead - white suite with mosaic design wall tiles, tiled floor, UPVC double glazed window to side elevation, ladder design heated towel rail.

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

# MAIN ROOMS AND DIMENSIONS

## Outside

Forecourt to front, west facing enclosed courtyard to the rear with off street parking access via electric remote control roller shutter door.

## 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 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.

## Sea Road Viewings

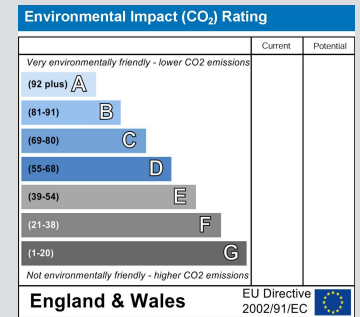
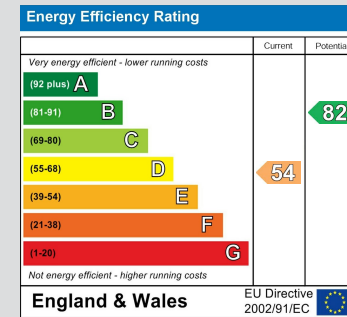
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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

