









This superb recently refurbished two bedroom end cottage is available with immediate vacant possession and no upward chain. The spacious accommodation comprises entrance hall, living room, modern kitchen, two bedrooms and a contemporary bathroom. The property benefits from double glazing, gas central heating to radiators and a good sized enclosed courtyard to the rear with electric roller shutter access door. Located close to local amenities, shops and Sunderland Royal Hospital as well as providing excellent links to the Sunderland City Centre and transport connections. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC front door with an inner door leading through to the

Entrance Hall

With a double radiator and doors to bedroom 1 and the lounge.

Lounge 11'1" x 11'6" approx measurements



With a double glazed window to the rear elevation, double radiator, storage cupboard and a door to the kitchen and bedroom 2.

Kitchen 9'8" x 8'3" approx measure to slanted walls



With a range of wall and base units with work surfaces over, incorporating a single bowl stainless steel sink and drainer unit, integrated gas oven and hob with extractor fan, radiator, part tiled walls, double glazed window to the rear, UPVC door to the courtyard and a door to the bathroom.

Bathroom



Low level WC, hand wash basin, bath with shower head, tiled walls and double glazed window to the rear.

Bedroom 1 14'11" x 14'4" approx measurements



Double glazed bay window and a double radiator.

Bedroom 2 11'8" x 7'7" approx measurements



Double glazed window to the rear and double radiator.

Outside



Good sized courtyard to rear with back gate and electric roller shutters providing off street parking.

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

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MAIN ROOMS AND DIMENSIONS

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

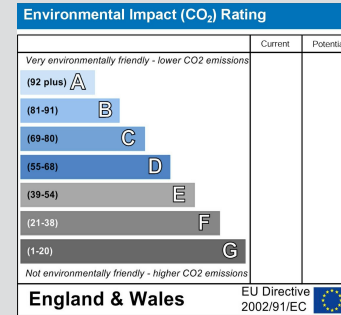
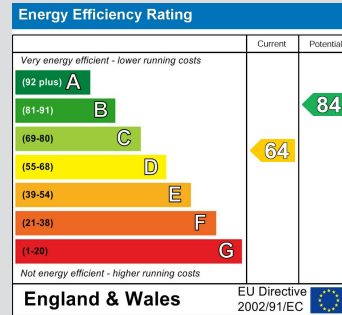
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



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