









This spacious two bedroomed bay windowed mid terraced cottage is situated in this popular and well established residential area just off Chester Road. Providing a superb living space, the property would prove ideal for first time buyers, investors, and those who are downsizing and prefer stair free living. The internal accommodation comprises:- reception hall, living room, kitchen, two bedrooms and a bathroom. Externally there is an enclosed courtyard to the rear with roller shutter providing off street parking. Centrally located and within walking distance to many excellent amenities including Sunderland Royal Hospital, The University, Chester Road Shopping area and Sunderland City Centre, with easy access to all mayor links. Available with no upward, early viewing highly recommended.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via UPVC entrance door to the reception hall.

## Reception Hall

Doors to

## Living Room 12'3" x 10'8"



Double glazed bay window to the front, electric fire, radiator and a door to the kitchen.

## Kitchen 10'11" x 9'1" approx due to slanting walls



Range of modern wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space provided for an oven, washing machine and fridge freezer. Radiator, double glazed window to the rear and folding door to the rear hall.

## Rear Hall

UPVC door to the rear and a folding door to the bathroom.

## Bathroom



Low level WC, wash hand basin and bath with shower over, radiator and a double glazed window to the rear.

## Bedroom 1 12'6" x 10'7" approx due to slanting walls



2x double glazed windows to the rear, radiator and 2x storage cupboards.

## Bedroom 2 10'0" x 8'6"



Double glazed window to the front, electric fire and a radiator.

## Outside



Low maintenance courtyard with electric 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 - 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

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# MAIN ROOMS AND DIMENSIONS

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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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

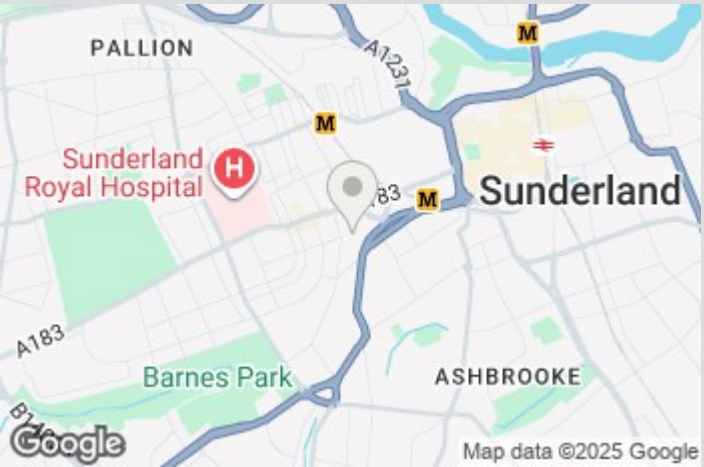
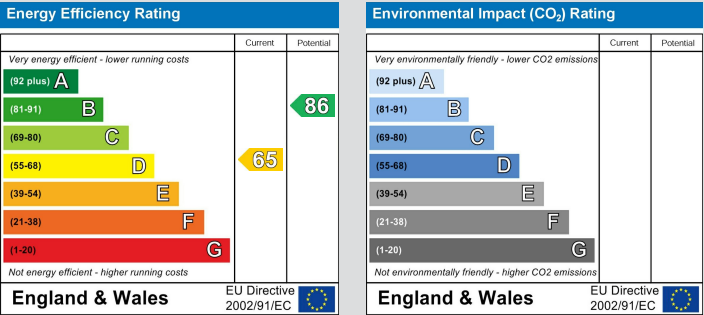
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

## 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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