









This well appointed three bedroom double fronted bay window terraced cottage enjoys a very convenient and fashionable position within this desirable residential location. Internal accommodation comprises entrance hall, lounge, kitchen and dining area, a modern shower room/wc and three bedrooms. With a forecourt to the front and an enclosed courtyard to the rear. Benefiting from gas central heating and double glazing, the property is well placed for the coast, Roker Park, and major routes into the City Centre and throughout the wider North East region. Just a short walk from Stadium of Light Metro Station, this home is sure to appeal to all who view!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via UPVC entrance door.

Entrance Hall

Radiator. Doors to lounge and two bedrooms.

Lounge 16'3" x 12'8"



Double glazed window to rear, double radiator and alcoves with spotlights.

Kitchen 11'5" x 11'0"



Range of modern wall and base units with counter tops over incorporating 1 1/2 bowl sink and drainer unit with mixer tap. Integrated appliances include an oven, electric hob and an extractor hood. Space provided for American fridge freezer, double glazed window to rear. Open plan into dining area.

Dining Area 11'0" x 10'2"



Double glazed window and UPVC door to rear, storage cupboard and double radiator.

Rear Hall

Wall mounted boiler and space provided for washing machine. Door to shower room.

Shower Room



Low level WC, hand wash basin set into vanity unit and walk in dual head waterfall shower, vertical radiator and double glazed frosted window.

Bedroom 1 14'3" x 10'11"



Double glazed bay window to front and radiator.

Bedroom 2 14'4" x 8'11"



Double glazed bay window to front and radiator.

Bedroom 3 12'8" x 7'11"



Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Outside



Low maintenance block paved rear garden with an outhouse.

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 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 £210.00 by Movewithus Ltd.

Sea Road Viewings

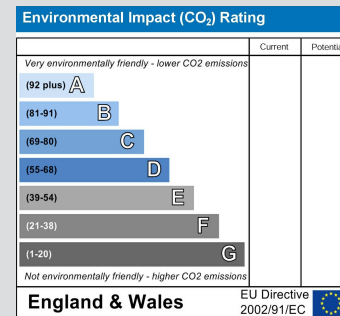
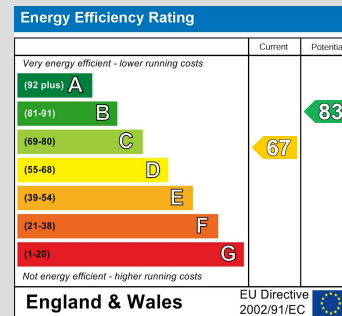
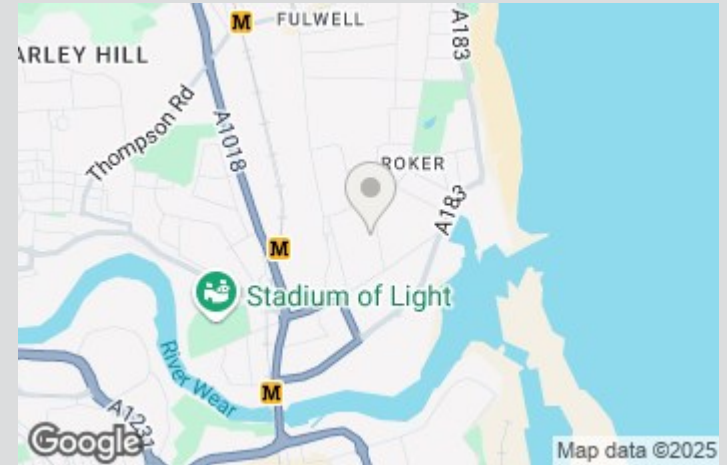
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



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