









This beautiful three bedroom mid terraced dormer cottage offers spacious and well presented internal accommodation throughout. The property internally comprises to the ground floor reception hall, lounge, dining room, modern kitchen and contemporary bathroom. To the first floor three bedrooms and externally there is an enclosed courtyard with roller shutter access door. Perfectly located being close to an excellent range of amenities including Barnes Park, Barnes School, Sunderland Royal Hospital and set midway between the A19 and Sunderland City Centre. Benefitting from gas central heating and UPVC double glazing, this superb home is sure to impress all upon inspection and should be viewed as a matter of urgency.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door with inner wooden glass panelled door to

Reception Hall



Radiator. Doors to the lounge and dining room.

Lounge 13'4" x 13'11"



Double glazed window to the front and radiator.

Dining Room 12'10" x 11'10"



Double glazed window to the rear, stairs to the first floor with storage under, alcoves with built in storage and double radiator. Door to kitchen.

Kitchen 11'11" x 5'11"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hob and extractor hood. Space provided for a fridge freezer and washing machine. Double glazed window and UPVC door to rear. Radiator. Door to bathroom.

Bathroom



Low level WC, wash hand basin, bath with dual head water fall shower, radiator and double glazed window to the rear.

First Floor Landing

Bedroom 1 11'1" x 11'2"



Double glazed window to the rear and radiator.

Bedroom 2 11'1" x 8'3"



Double glazed window to the front and radiator.

Bedroom 3 8'3" x 5'8"



Double glazed window to the front and radiator.

Outside



Enclosed courtyard with roller shutter access to rear lane.

Visit www.peterheron.co.uk or call 01915103323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Tenure FH

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council TaxBand

The Council Tax is Band A.

Important Notice

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.

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.

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.

Viewings Fst

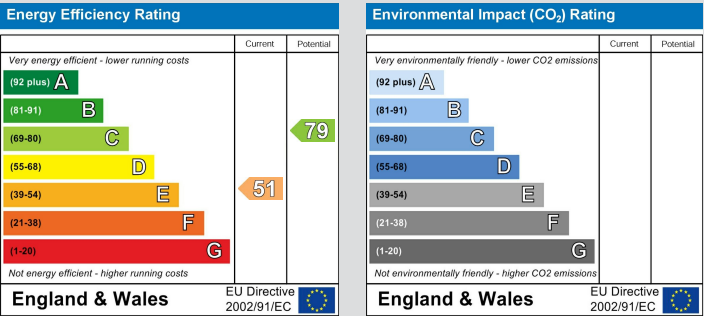
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 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 or call 01915103323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor



First Floor

Approximate total area⁽¹⁾

77.5 m²

834 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

