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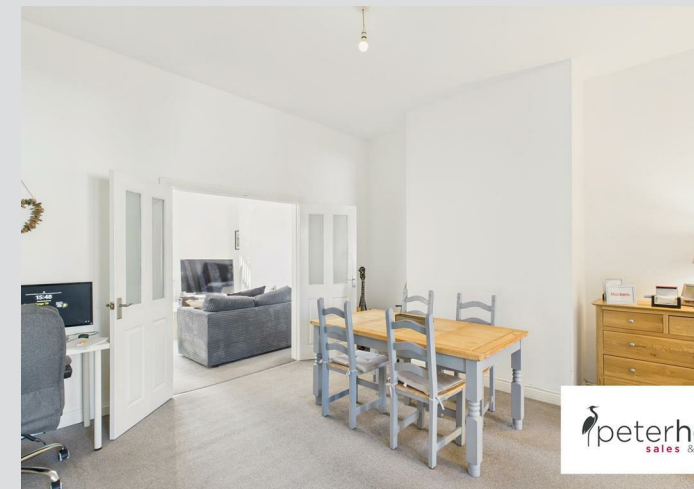
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Broadsheath Terrace, Southwick, Sunderland

£95,000







An impressive two bedroom dormer cottage, providing well presented and deceptively spacious accommodation within the popular area of Southwick. Internally the attractive accommodation on the ground floor includes an entrance hall, lounge, dining room, sun room, 15ft contemporary kitchen and a modern bathroom/wc whilst to the first floor there are two bedrooms. Externally there is a yard to the rear with a roller shutter door. This convenient location provides easy access to local amenities, shops and schools as well as offering excellent transport links. Viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Reception Hall



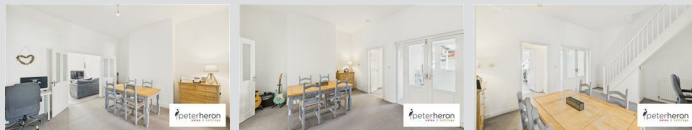
Radiator.

Lounge 14'0" x 12'0"



Double glazed window to front and radiator. Double doors opening to dining room.

Dining Room 16'0" x 13'9"



Radiator and staircase to first floor.

Sun Room 8'8" x 7'8"



Double glazed window and UPVC door to rear.

Rear Hall

Storage cupboard and door to kitchen.

Kitchen 15'10" x 9'10"



Range of wall and base units with countertops over incorporating single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven and gas hob. Space for washing machine, dishwasher and fridge freezer. Wall mounted boiler and double glazed bay window to rear. Door to bathroom.

Bathroom



Low level WC, washbasin and bath with shower over, double radiator and double glazed window to rear.

First Floor Landing

Storage cupboard.

Bedroom 1 6'2" x 5'4"



Double glazed window to rear and radiator.

Bedroom 2 9'1" x 8'2"



Double glazed window to front and radiator.

Outside



Enclosed courtyard with electric roller shutter door.

Council Tax Band

The Council Tax Band is Band A.

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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 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.

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.

Sea Road Viewings

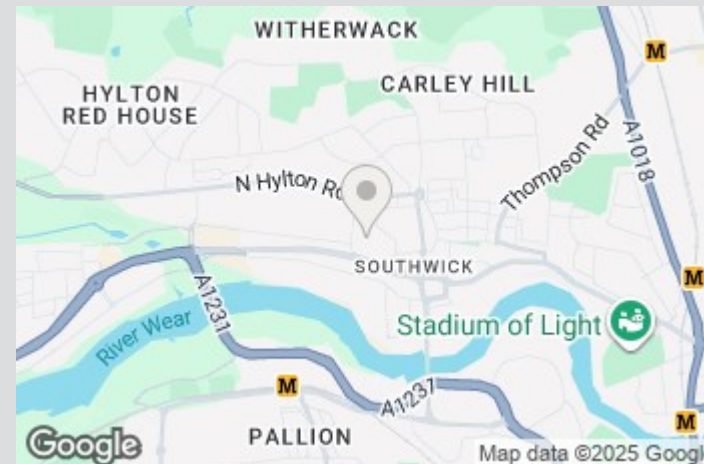
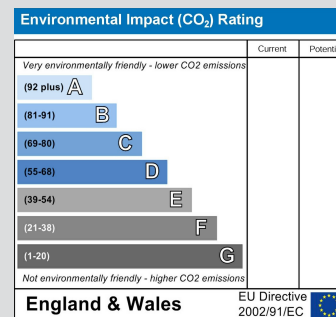
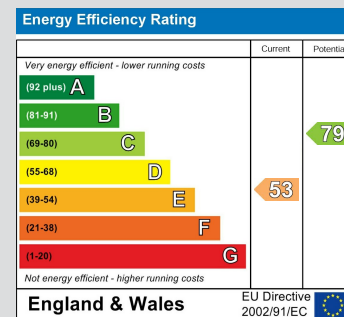
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 0191 510 3323



Floor 0



Floor 1

Approximate total area⁽¹⁾

85.3 m²

Reduced headroom

1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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

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