









An impressive mid terrace cottage, providing spacious and immaculate accommodation all on one level within this sought after location. Internally the well-appointed interior comprises of a hall, attractive lounge and a fabulous, contemporary breakfasting kitchen, two bedrooms and a superb modern bathroom/wc with walk in shower. Externally there is a delightful, generous low maintenance garden to the rear. The property is ideally positioned for easy access to an extensive range of amenities including Sea Road shopping centre, Seaburn and Stadium of Light Metro stations, the Sea Front and transport connections. Viewing is highly recommended to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Accommodation on One Level

Access via UPVC entrance door.

## Entrance Hall

Radiator. Doors to lounge and 2 bedrooms.

## Lounge 13'11" x 10'9"



Double glazed window to rear elevation, double radiator and door to kitchen.

## Breakfasting Kitchen 19'7" x 9'10"



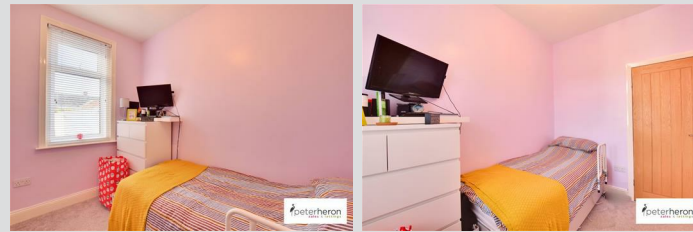
Contemporary kitchen fitted with a range of high gloss wall and base units with countertops over incorporating a 1 1/2 bowl sink and drainer with mixer tap. Integrated appliances include an oven, electric hob and cooker hood. Space provided for the inclusion of a fridge freezer and washing machine. Double radiator, 2 double glazed windows and UPVC door to rear. Door to bathroom.

## Bedroom 1 13'6" x 12'2"



Double glazed bay window to front elevation and double radiator.

## Bedroom 2 9'10" x 6'11"



Double glazed window to rear elevation and radiator.

## Bathroom



Luxury suite featuring a low level WC, washbasin, panel bath and walk in waterfall shower, two radiators and two double glazed windows to rear elevation.

## Outside



Attractive low maintenance garden featuring block paved and decked seating area. Outhouse and gates to access rear of property.

## 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

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

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# MAIN ROOMS AND DIMENSIONS

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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

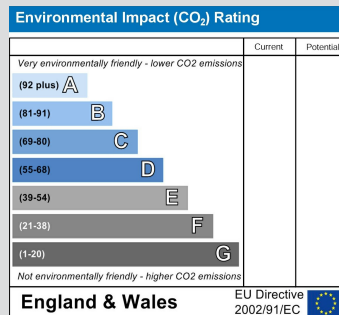
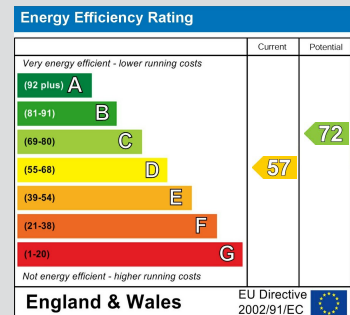
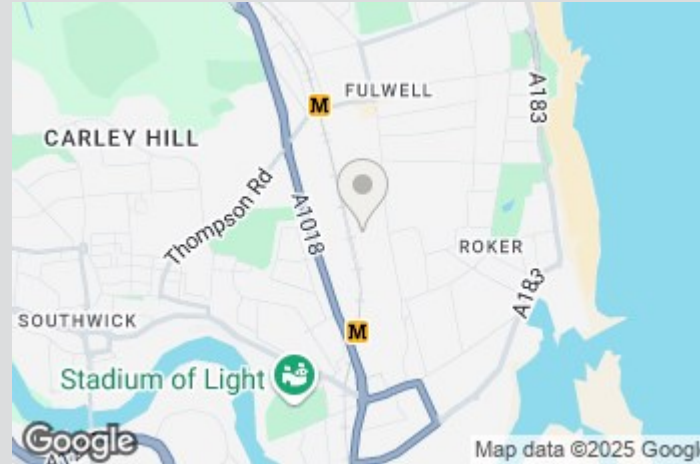
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

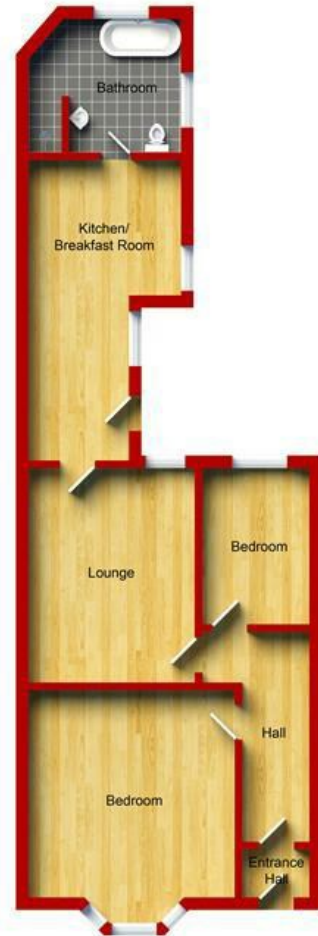
## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

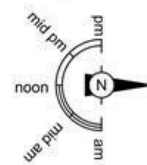


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Ground Floor  
Approximate Floor Area  
(72.00 sq.m)



48 Inverness Street