









A deceptively spacious mid terrace cottage, providing accommodation all on one level within this popular area of Southwick. Internally the accommodation includes a hall, lounge, an 18ft breakfasting kitchen, bathroom/wc and a generous double bedroom. The property benefits from gas central heating to radiators and a pleasant courtyard to the rear. This convenient location provides easy access to local amenities, shops and schools as well as offering excellent transport links. Available with no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door to

Entrance Vestibule

There is an inner part glazed door leading through to the hall.

Hall



With a radiator and doors to both the lounge and bedroom.

Lounge 15'1" x 14'5"



Spacious room with a double glazed window to the rear, radiator and a feature fireplace, door connects through to the breakfasting kitchen.

Breakfasting Kitchen 18'4" x 7'3"



Fitted with wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include an electric oven, eclectic hob and a microwave, space has been provided for the inclusion of a fridge freezer and a washing machine there are two double glazed windows, radiator and a door to the lobby.

Lobby

With a built in cupboard that provides storage space and also houses the central heating boiler, tiled floor, single glazed door to the courtyard and an internal door to the bathroom.

Bathroom



With a three piece suite comprising of a low level WC, pedestal wash hand basin and a panel bath with mains fed shower over, tiled floor and walls, radiator and a double glazed window.

Bedroom 13'1" x 11'0" not inc fitted robe



Double glazed window to the front, radiator, fitted wardrobes.

Outside



There is a pleasant courtyard to the rear of the 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 Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose.

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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

The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

Important Notice Part 2

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

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Sea Road Viewings

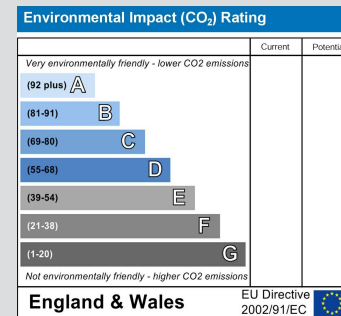
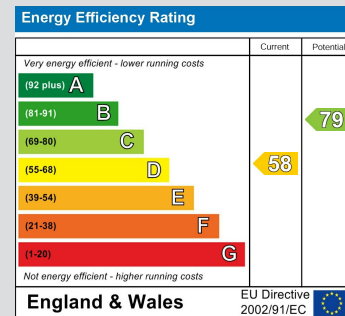
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

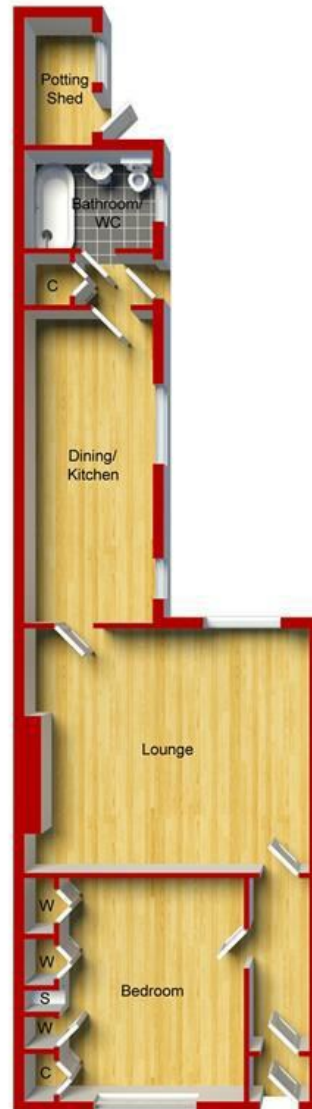
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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



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Ground Floor
Approximate Floor Area
(62.72 sq.m)

5 Darwin Street

