















Available immediately with no upward chain, this popular style two bedroom and two reception room double fronted Edwardian cottage sitting within a good plot size with gardens to the rear together with a carport, offers an exciting opportunity for those looking to downsize to a property with all accommodation across ground floor level. Internal accommodation comprises lobby, hall, lounge open plan to dining room, kitchen, two bedrooms and a bathroom whilst features of note include gas central heating and UPVC double glazing.

Enjoying a sought after position within the fashionable "Little Scotland" streets of Fulwell, the property is ideal for an extensive range of coastal amenities including Sea Road shopping centre, metro stations at Seaburn and Stadium of Light and is also within easy reach of the sea front. Only upon internal inspection can you fully appreciate the potential this delightful has to offer. Viewing is a must!



# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Double glazed Composite door to lobby.

## Entrance Lobby

Dado rail, glazed door to hall.

## Reception Hall

Delft rack, wall panelling and built in cloaks cupboard.

## Lounge 12'7" x 16'7"



Into bay with UPVC double glazed windows to front, single radiator, coved cornicing to ceiling, living flame gas fire with timber feature surround, marble insert and hearth, open plan to dining room.

## Dining Room 11'3" x 13'3"



UPVC double glazed window, single radiator, coved cornicing to ceiling.

## Kitchen 6'9" x 11'10"



Base and eye level units with rolled top working surfaces incorporating a single drainer 1 1/2 bowl sink unit with pedestal mixer tap, integrated appliances include a gas hob, overhead extractor hood and eye level electric oven, fridge freezer, housing and plumbing is provided for an integrated washing machine, fitted shelving, tiled splashbacks, double radiator, access point to loft. UPVC double glazed windows to side and rear aspects. Cupboard discreetly concealing wall mounted gas combination boiler serving water and radiators.

## Bedroom 1 (front) 14'0" x 8'9"



UPVC double glazed window to front, single radiator.

## Bedroom 2 (rear) 13'7" x 8'3"



Into fitted wardrobes with overhead cupboards, UPVC double glazed window to rear, single radiator.

## Bathroom



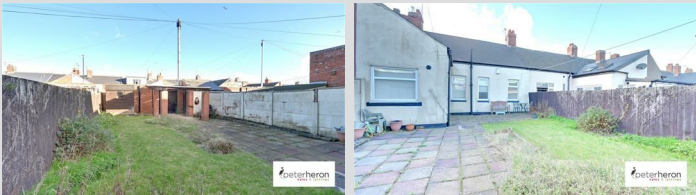
Low level WC, pedestal washbasin and panel bath - white suite with part tiled walls, UPVC double glazed window to rear, single radiator.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## Outside



Forecourt to front, enclosed gardens to the rear enjoying a sunny aspect and featuring established lawns, borders and carport accessed via up and over door.

## Council Tax Band

The Council Tax Band is Band B.

## Tenure LH

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years and the Ground Rent is to be confirmed.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

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 £210.00 by Movewithus Ltd.

## Sea Road Viewings

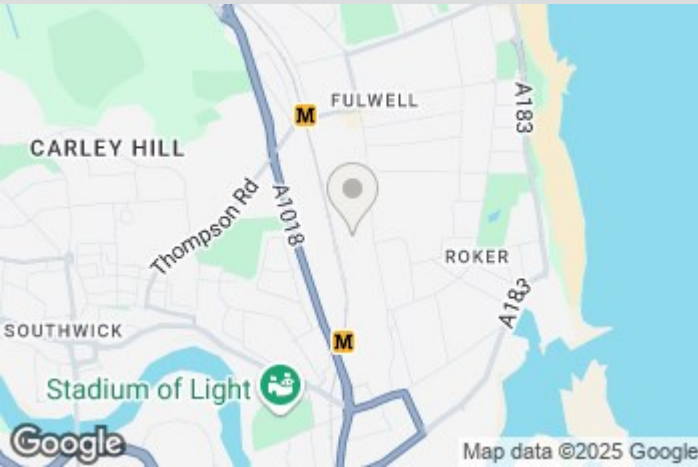
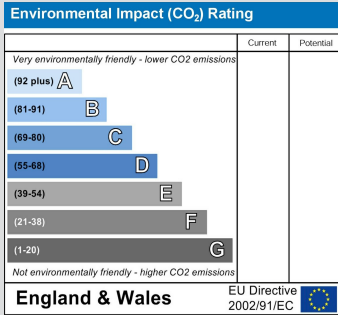
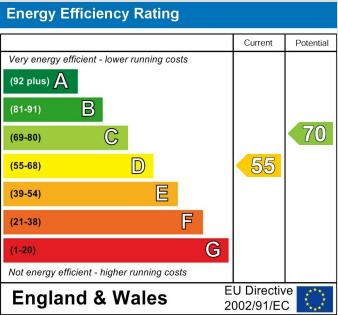
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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