









Enjoying a quiet position at the Browne Road end of this sought after street, we offer for sale a larger than average two bedroom mid terraced cottage with a dining kitchen and west facing courtyard to the rear.

Available with no upward chain, internally the accommodation includes entrance lobby, reception hall, living room, dining kitchen, two bedrooms and a wet room whilst the property benefits from gas central heating and UPVC double glazing.

Walking distance from Sea Road shopping centre, Seaburn Metro station and perfect for Roker park and the sea front, this delightful home is perfect for those who are looking for stairfree living space in a popular coastal location next to all amenities.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via UPVC entrance door.

Entrance Lobby

Inner door to hallway.

Reception Hall



Radiator and doors to

Lounge 14'5" x 9'7"



Double glazed window to rear elevation, radiator and feature fireplace. Door to Kitchen.

Kitchen/Diner 17'3" x 8'1"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space for an oven, fridge freezer and washing machine. 2x double glazed windows to rear elevation and radiator. Door to rear hall.

Rear Hall

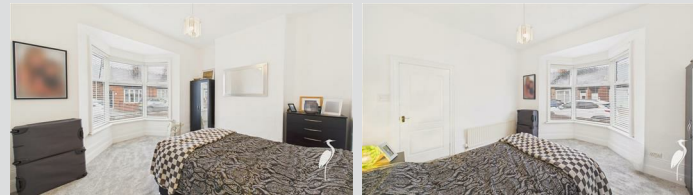
UPVC door to rear and internal door to wet room.

Wet Room



Low level WC, washbasin and shower, double glazed window to rear elevation and radiator.

Bedroom 1 14'6" x 11'3"



Double glazed bay window to front elevation and radiator.

Bedroom 2 11'2" x 6'11"



Double glazed window to rear elevation and radiator.

Outside



West facing rear courtyard.

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 - 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

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MAIN ROOMS AND DIMENSIONS

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.

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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 £300.00 by Movewithus Ltd.

Sea Road Viewings

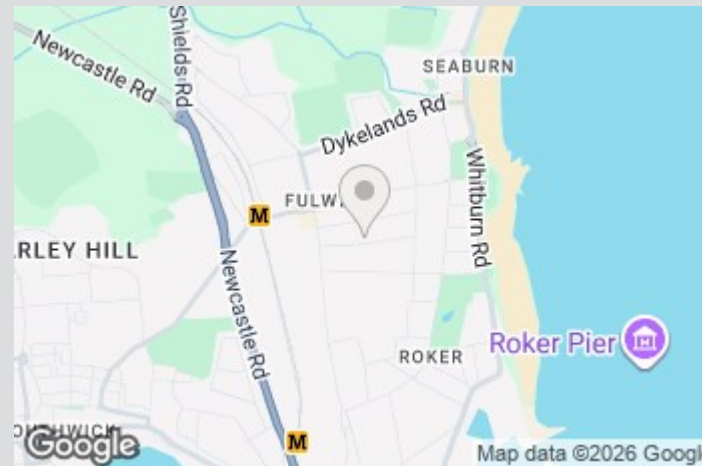
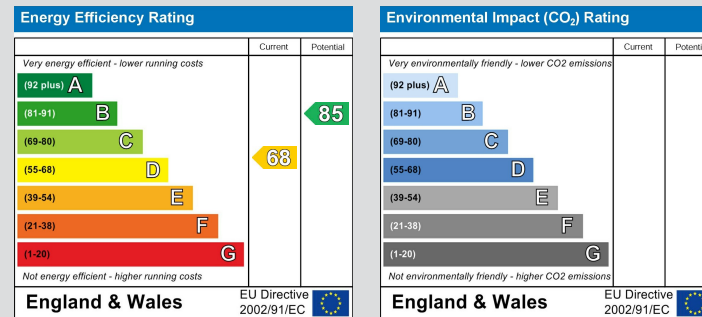
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

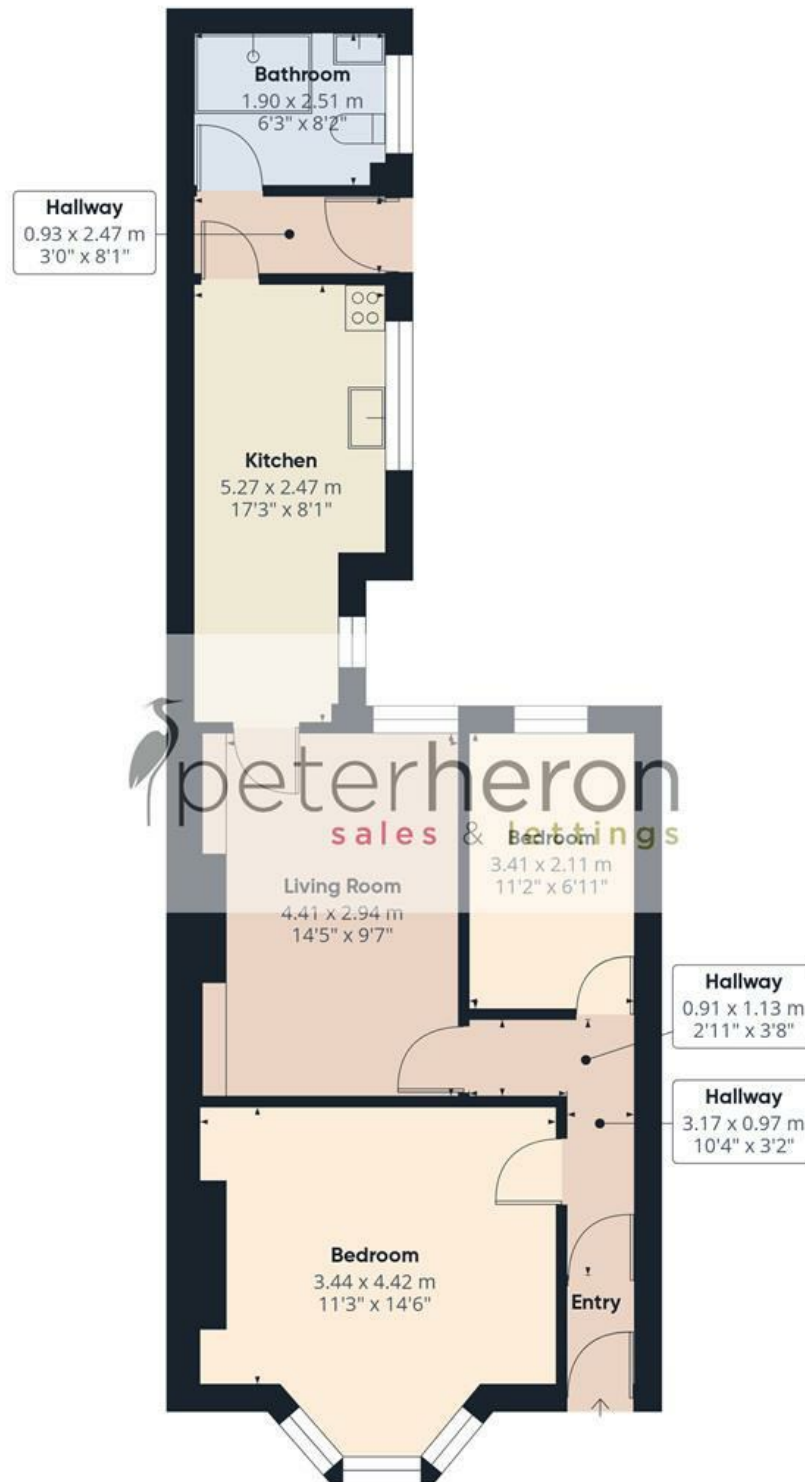
Ombudsman Fst

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



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Approximate total area⁽¹⁾

61.8 m²

667 ft²

(1) Excluding balconies and terraces

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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