













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, the property would benefit from some modernisation and updating but is priced accordingly. Internal 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

UPVC double glazed feature door to entrance lobby.

## Entrance Lobby

Double glazed door to hall.

## Reception Hall

## Bedroom 1 (front 14'6" x 14'5")



Into UPVC double glazed bay window and single radiator.

## Bedroom 2 (rear) 9'5" x 11'3"



UPVC double glazed window and single radiator.

## Living Room 14'5" x 10'10"



UPVC double glazed window, gas fire with surround and marble hearth, arched alcoves and single radiator.

## Dining Kitchen 7'11" x 17'3"



Wall and floor cupboards with work surfaces over incorporating single drainer stainless steel sink unit, UPVC double glazed window, space for gas cooker, space for fridge freezer, plumbing for washing machine, single radiator. Glass fronted display cabinets. Dining area.

## Rear Lobby

UPVC double glazed door to rear courtyard.

## Wet Room



WC, washbasin and shower - white suite, UPVC double glazed window and single radiator.

## Outside

West facing rear courtyard.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## 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](http://peterheron.co.uk)

## Council Tax Band

The Council Tax is Band A

## 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

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# MAIN ROOMS AND DIMENSIONS

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.

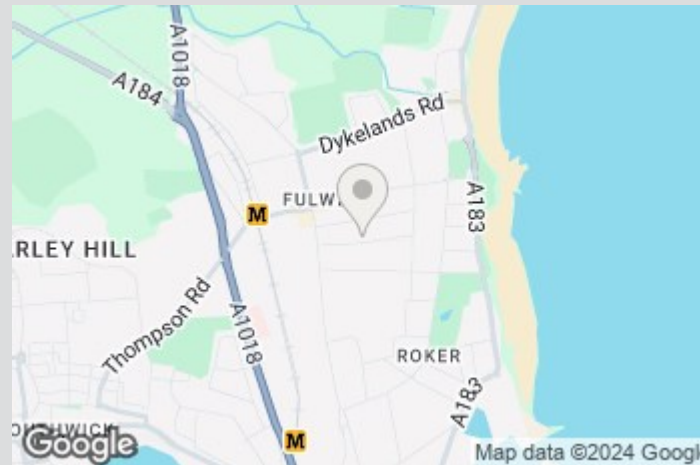
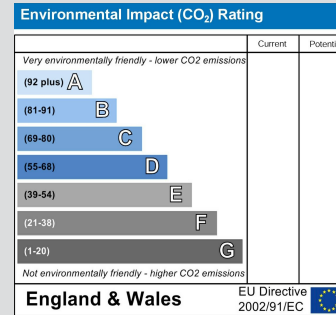
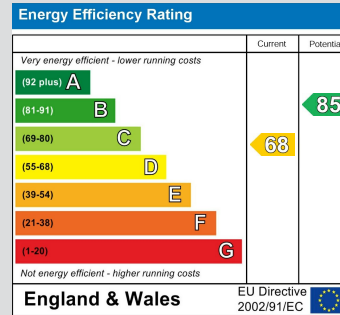
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

## 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.

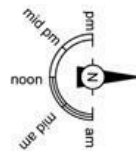


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Ground Floor  
Approximate Floor Area  
(66.30 sq.m)



56 Annie Street