









An impressive two bedroom mid terraced cottage, providing well presented accommodation within the popular area of Southwick. Internally the attractive accommodation on the ground floor includes an entrance hall, lounge, modern kitchen, two bedrooms and a contemporary bathroom/wc whilst externally there is a courtyard to the rear with secure off street parking. This convenient location provides easy access to local amenities, shops and schools as well as offering excellent transport links. Available with no upward chain, viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

All On One Floor

Access via UPVC entrance door.

Entrance Lobby

Radiator.

Reception Hall



Radiator and doors to lounge and bedrooms.

Lounge 12'0" x 13'9"



Radiator and double glazed window to rear. Door to kitchen.

Kitchen 8'0" x 12'5"



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. Two double glazed windows to rear elevation and radiator. Door to rear hall.

Rear Hall

Storage cupboard. Door to bathroom and UPVC door to rear.

Bedroom 1 14'7" x 13'1"



Double glazed window to front and radiator.

Bedroom 2 6'11" x 10'4"



Double glazed window to rear and radiator.

Bathroom



Low level WC, washbasin vanity unit and bath, radiator and double glazed window to rear.

Outside



Low maintenance rear courtyard with wooden double gates providing off street parking.

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 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.

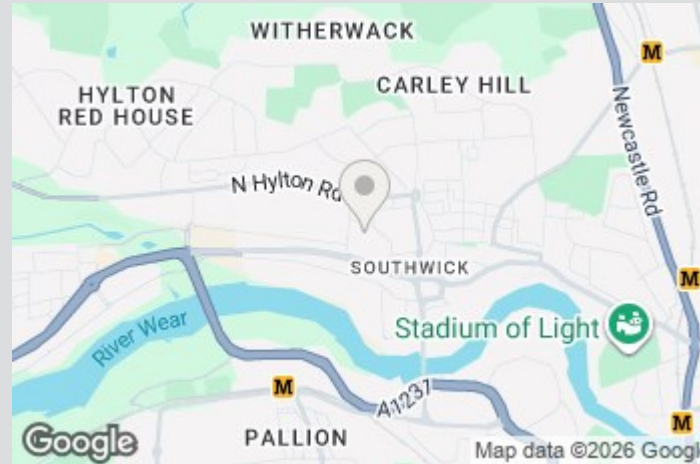
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MAIN ROOMS AND DIMENSIONS

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 £300.00 by Movewithus Ltd.



Sea Road Viewings

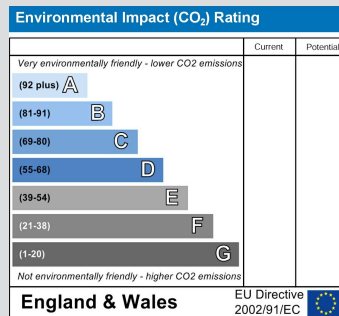
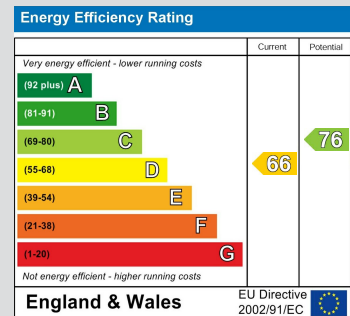
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

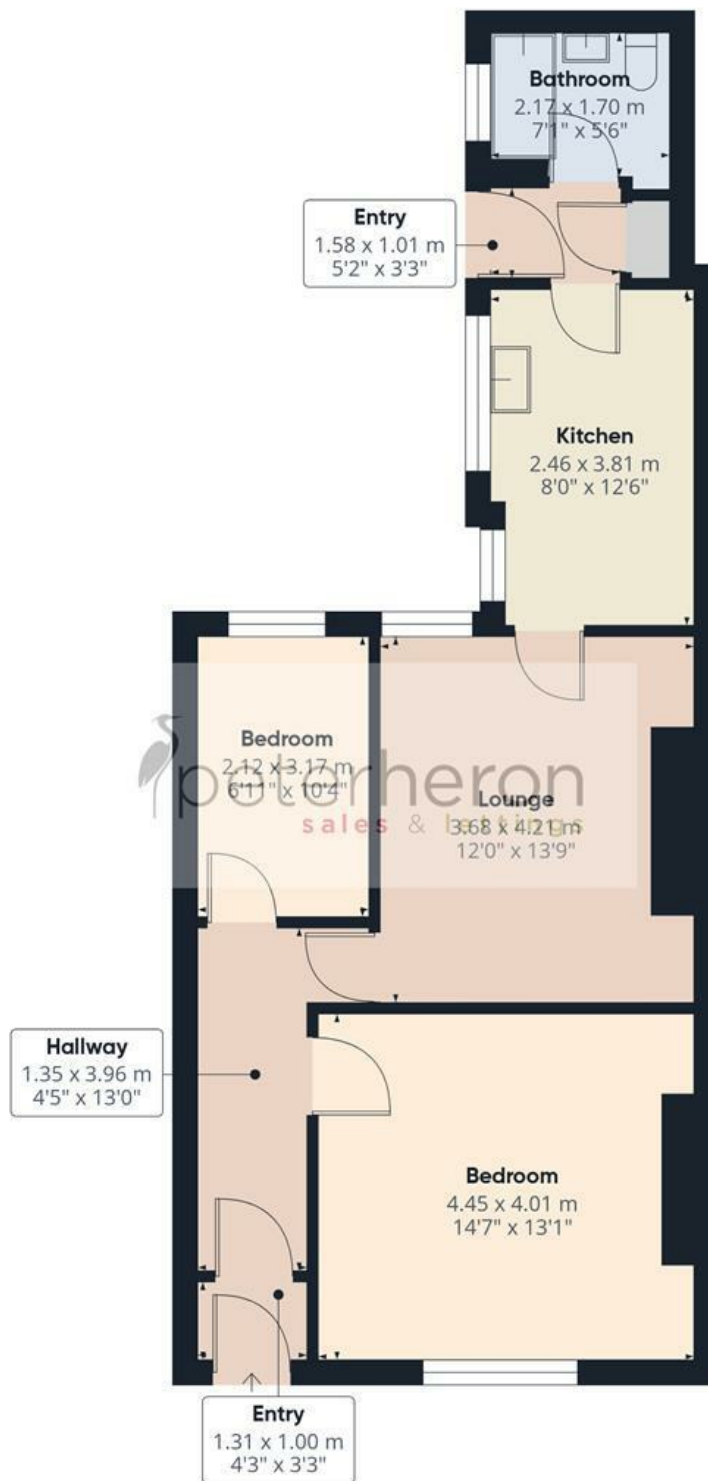
Ombudsman

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⁾

61.2 m²

658 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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