









This mid terrace cottage, provides versatile and deceptively spacious accommodation within this popular location. Internally briefly comprising to the ground floor of a hall, a lounge, kitchen, wet room/wc and two bedrooms (one could be utilised as a reception room if required). On the first floor there is a bedroom and a box room. Externally there is a courtyard to the rear. The property is well placed for the shops on Chester Road, local amenities and schools as well as being ideal for Sunderland City Centre, Sunderland Royal Hospital and transport links including Millfield Metro Station. With no upper chain involved, we highly recommend early viewing!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Hall

Radiator, stairs to the first floor landing and storage cupboard.

Bedroom 1/Reception Room 10'10" x 11'8"



Double glazed window to the front and radiator.

Bedroom 2 10'9" x 7'1"



Single glazed window to the rear and radiator.

Lounge 14'2" x 9'6"



Single glazed window to the rear, radiator, feature gas fire and storage cupboard. Door to kitchen.

Kitchen 12'1" x 7'4"



Fitted with wall and base units with work surface over incorporating 1 1/2 bowl sink and drainer unit with mixer tap. Space has been provided for the inclusion of an oven and hobs, fridge freezer and washing machine, double glazed window to the side and door to courtyard. Door to wet room.

Wet Room



Low level WC, pedestal washbasin, shower area with shower rod and shower attachment, UPVC lined walls, double glazed frosted window and ladder style heated towel rail.

First Floor Landing

Bedroom 3 16'1" x 7'5"



Double glazed window to the front, radiator and storage cupboard housing the Worcester boiler.

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MAIN ROOMS AND DIMENSIONS

Box Room 6'6" x 9'6"



Double glazed skylight window.

Outside



Low maintenance courtyard to the rear.

Council Tax Band

The Council Tax Band is Band A.

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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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.

Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

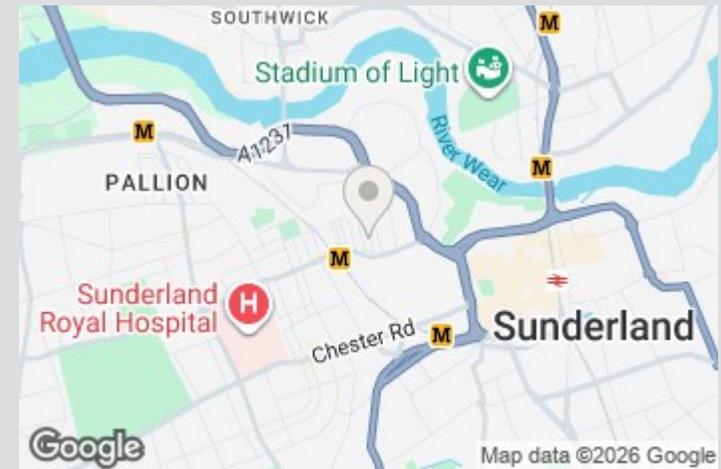
Opening Times

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions
(81-91) B			(82 plus) A
(69-80) C			(81-91) B
(55-68) D			(69-80) C
(39-54) E			(55-68) D
(21-38) F			(39-54) E
(1-20) G			(21-38) F
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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Approximate total area⁽¹⁾

75.2 m²
809 ft²

Reduced headroom

0.3 m²
3 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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