















This stunning double fronted mid terrace cottage has been significantly upgraded and modernised by the current owner to a most impressive standard throughout, situated on Dunbar Street, one of the ever popular ABC Streets, off Chester Road. The accommodation is all on one level and is beautifully presented, it includes an entrance vestibule, hall, two generous reception rooms, attractive modern kitchen, contemporary bathroom/wc and two well-proportioned bedrooms. Externally there is a paved forecourt area to the front and a delightful, block-paved courtyard to the rear. This convenient location is ideal for local amenities, shopping facilities, schools, Sunderland Royal Hospital and provides excellent transport connections. With immediate vacant possession and no upper chain involved, early viewing is highly recommended to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

## Entrance Vestibule

Part glazed door leading through to

## Hallway

Radiator.

## Lounge 16'9" into bay x 12'8" into alcoves



Double glazed bay window to front, radiator and impressive decorative plasterwork to the ceiling.

## Dining Room 15'3" x 14'7" into alcove



Double glazed French door leading out to rear courtyard, and radiator.

## Kitchen 12'0" x 8'4"

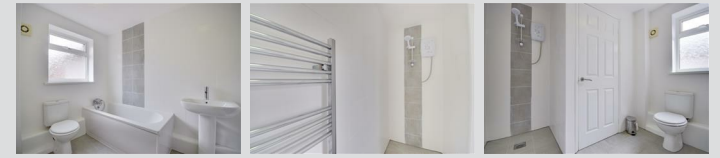


Fitted with an excellent range of modern wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include an oven and hob, space for fridge freezer and washing machine.

## Lobby

Double glazed door to courtyard.

## Bathroom



Contemporary suite comprising of a low level WC, pedestal washbasin, panel bath and walk-in shower area with electric shower, chrome ladder style radiator, attractive tiled walls and floor, double glazed window.

## Bedroom 1 9'6" into alcoves x 15'2"



Double glazed window to rear and radiator.

# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 14'2" x 7'6" into alcove



Double glazed window to front and radiator.

## Outside



To the rear there is a delightful block paved courtyard with roller shutter access door.

## Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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## Important Notice Part 2

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## Fawcett Street Viewings

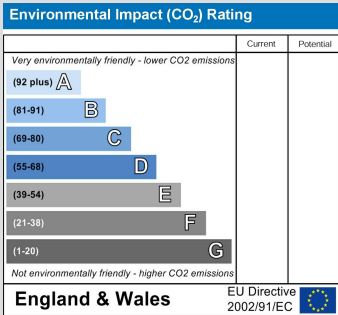
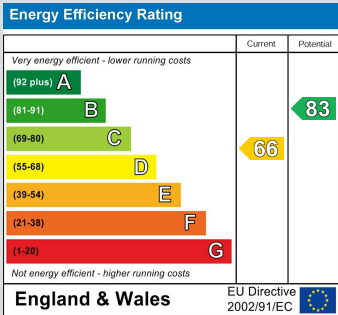
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

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## MAIN ROOMS AND DIMENSIONS



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Approximate Floor Area  
(87.61 sq.m)

6 Dunbar Street