



Ennerdale, Ashbrooke, Sunderland

£120,000

BE BOLD BE
THANKFUL BE QUIET
BE ORIGINAL BE
SPONTANEOUS BE
PUNCTUAL BE A
STAR BE YOUNG BE
LOVING BE CRAZY
BE LOUD BE RANDOM
BE ADORABLE BE
UNIQUE BE DARING
BE OBNOXIOUS
BE YOURSELF







An attractive and deceptively spacious two bedroom mid terrace cottage with a garage, situated within this popular and convenient location. The accommodation is all on one level and includes an entrance vestibule, hall, lounge and a breakfast room that connects through to a fitted kitchen. Completing the accommodation is a bathroom/wc and two bedrooms. Externally there is a small forecourt area to the front and to the rear a generous courtyard with a covered area and a garage. Ideally located within Ashbrooke, the property is ideally located for a range of amenities, shops and schools as well as providing excellent links to Sunderland City Centre and transport connections to surrounding areas. We highly recommend arranging a viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Vestibule

Inner door to hall.

Hallway

Radiator.

Lounge 13'10" x 12'2" into alcove



Timber framed double glazed sealed unit window to rear and radiator.

Breakfast Room 12'11" x 8'4"



UPVC double glazed window to side and radiator.

Kitchen 9'6" x 8'2"



Fitted with modern wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include oven and hob, space for fridge freezer and washing machine, UPVC double glazed window.

Lobby

External door to rear courtyard.

Bathroom



Low level WC, pedestal washbasin, panel bath and step in shower cubicle, radiator, UPVC double glazed window, tiled wall and part tiled walls.

Bedroom 1 15'10" into alcove x 15'8" into bay



UPVC double glazed bay window to front, radiator and coving to ceiling.

Bedroom 2 10'3" x 7'5"



Timber framed double glazed sealed unit window to rear and radiator.

Outside



Small forecourt to the front whilst to the rear there is a courtyard with covered area.

Garage 15'5" x 8'7" extending to 10'5"

Remote control roller shutter access door.

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.

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

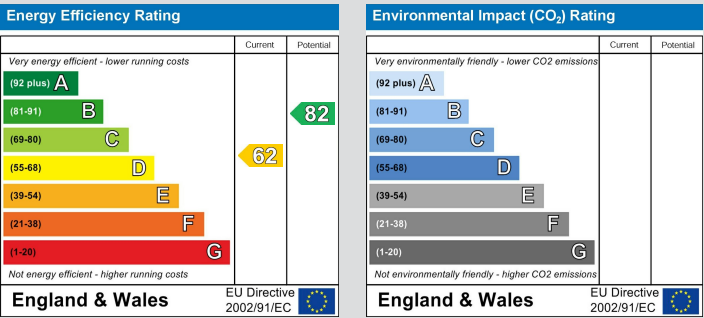
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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