









A surprisingly spacious and beautifully presented mid terraced Victorian cottage with a west facing courtyard to the rear and a superb range of local amenities close to hand.

Available with no upward chain, the property internally comprises entrance vestibule, reception hall, living room with French doors out into courtyard, a double bedroom, fitted kitchen and modern shower room. Benefiting from gas central heating and UPVC double glazing, the property is perfectly placed for Sea Road shopping centre, Seaburn Metro station and the sea front with its award winning Blue Flag beaches. A stunning home, guaranteed to impress all who view!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance via UPVC door with an inner door to

Entrance Hall

Radiator, doors to bedroom and lounge.

Lounge 15'9" x 12'5" into alcoves



Two column style radiators, feature fireplace, UPVC double glazed French doors to rear courtyard. Door to kitchen.

Bedroom 1 17'7" x 10'9" into bay



Double glazed bay window to front, built in wardrobes and radiator.

Kitchen 15'3" x 6'9"



Range of wall and base units with work surfaces over incorporating a 1 1/2 bowl stainless steel sink and drainer unit, tiled splashbacks, integrated gas hob and oven, integrated fridge freezer and dishwasher, space for washing machine and double glazed window to side. UPVC door to courtyard. Wall mounted boiler. Door to shower room.

Shower Room



Low level WC, washbasin and shower cubicle - white suite, double glazed window and chrome ladder style radiator.

Outside



Forecourt to the front and to the rear an enclosed courtyard with gate to rear lane.

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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked

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MAIN ROOMS AND DIMENSIONS

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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 £210.00 by Movewithus Ltd.

Sea Road Viewings

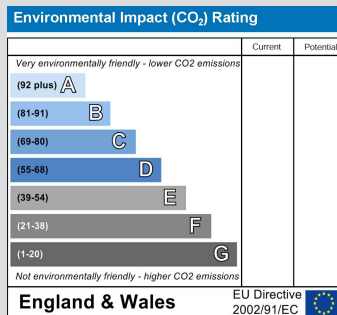
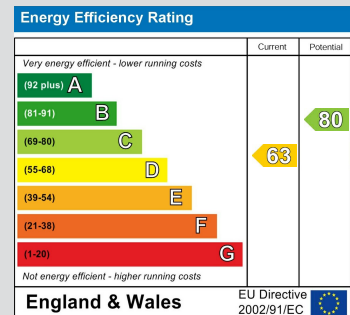
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

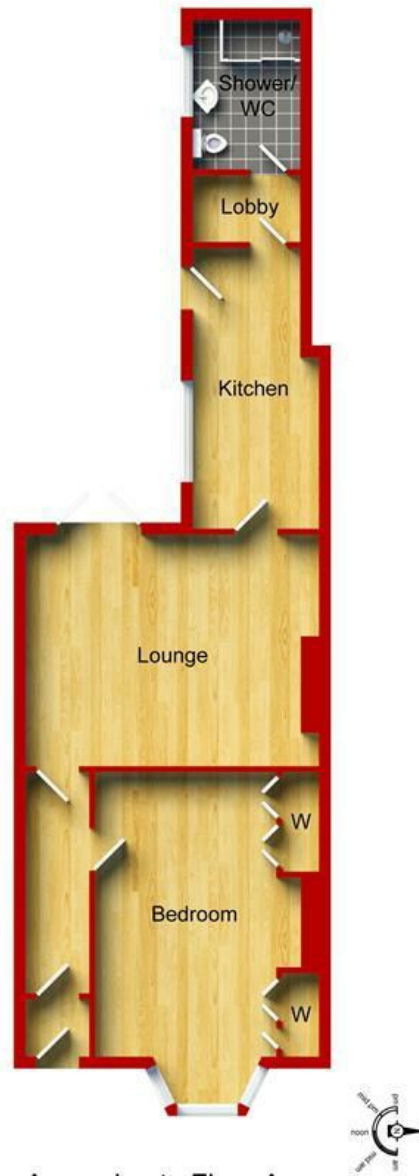
Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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Approximate Floor Area
(57.03 sq.m)

6 Laws Street