









This deceptively spacious two bedroom mid terrace cottage enjoys a convenient situation close to local amenities, shops, schools and Sunderland Royal Hospital, as well as offering links to Sunderland City Centre and transport connections. Internally the accommodation on the ground floor includes a hall, generous lounge with glazed door to the rear, kitchen, bathroom, wc and a double bedroom, whilst to the first floor there is a second bedroom. Externally there is a courtyard to the rear with a roller shutter access door. With no upper chain involved, early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

## Entrance Lobby

Inner door to hall.

## Hall

Doors to lounge and bedroom.

## Lounge 13'5" x 16'5"



UPVC double door and full height window to rear, radiator and feature fireplace. Stairs to first floor and door to kitchen.

## Kitchen 12'2" x 6'3"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Space for an oven, fridge freezer and washing machine. Wall mounted boiler, double glazed window to rear and door to bathroom.

## Bathroom



Bath with shower over, low level wc and wash basin. Radiator and double glazed window to rear.

## Bedroom 1 13'4" x 14'1"



Double glazed window to front and radiator.

## First Floor Landing



Door to bedroom.

## Bedroom 2 11'1" x 11'10"



Two Velux windows, four storage cupboards and radiator.

## Outside



Block paved courtyard to rear with an electric roller shutter and there is a shed.

## 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

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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 £300.00 by Movewithus Ltd.

## Sea Road Viewings

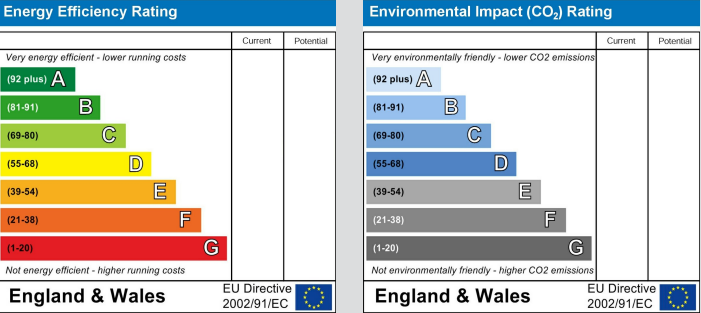
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

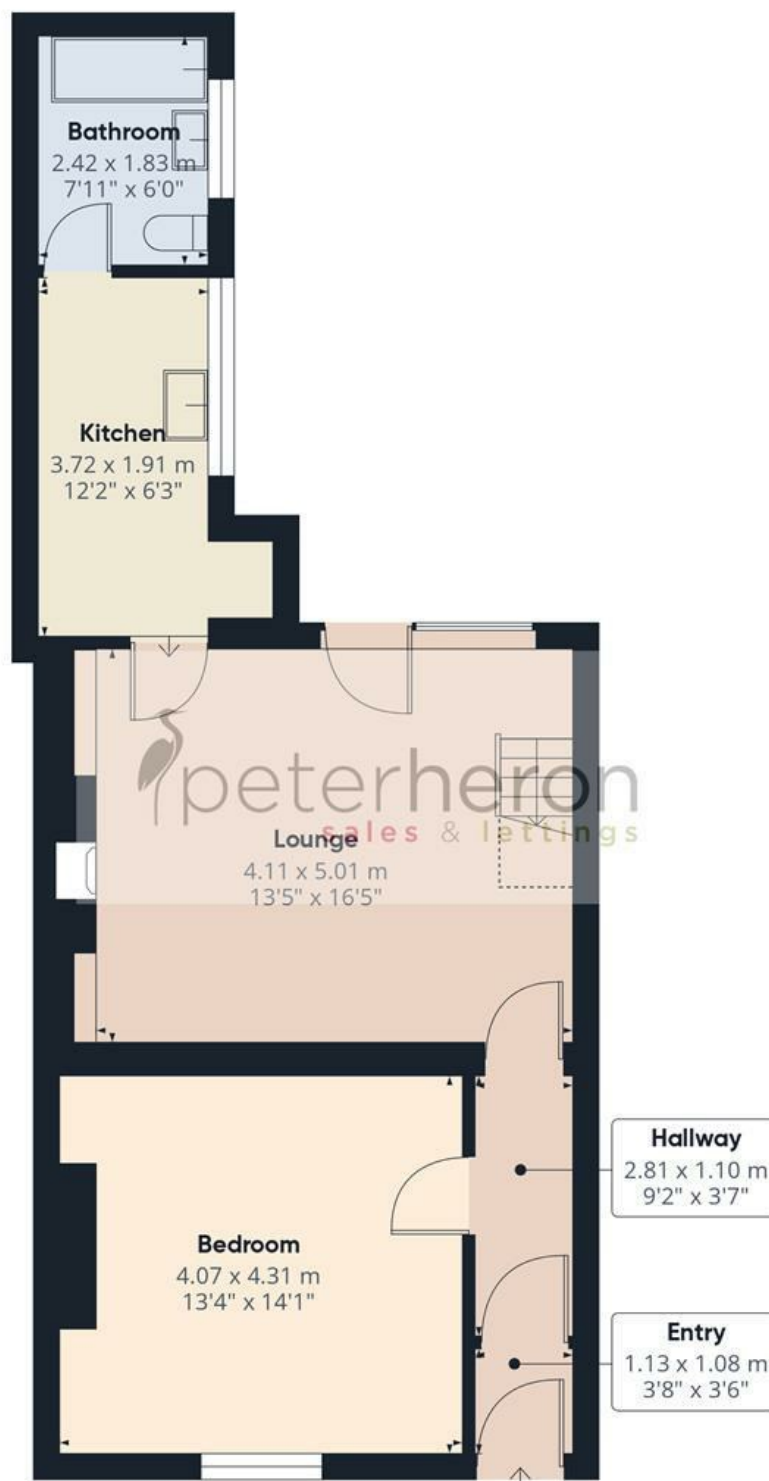
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

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Ground Floor



**Approximate total area<sup>(1)</sup>**

55.1 m<sup>2</sup>

593 ft<sup>2</sup>

**Reduced headroom**

1.1 m<sup>2</sup>

12 ft<sup>2</sup>

(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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