









A spacious mid terrace cottage conveniently situated within easy reach of Sunderland Royal Hospital, local amenities and provides access into Sunderland City Centre and offers excellent transport links including the Metro system. The accommodation is arranged over two floors and comprises to the ground floor a hall, lounge, sitting room, dining room, third bedroom, kitchen, utility, bathroom and separate WC. To the first floor there are two further bedrooms. Features of the property include gas central heating, double glazing and a courtyard to the rear with gated access. Available with immediate vacant possession and no upper chain involved, early viewing recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via wooden entrance door to the entrance lobby.

## Entrance Lobby

Single glazed wooden door to the reception hall.

## Reception Hall



Doors leading to the lounge and sitting room.

## Lounge



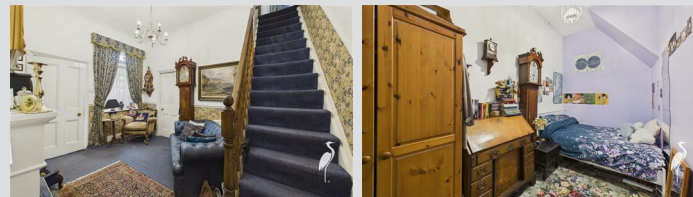
Double glazed bay window to the front, feature fireplace and a double radiator .

## Sitting Room



Stairs to the first floor, door to bedroom three and inner lobby, feature gas fireplace, single glazed window to the kitchen and a double radiator.

## Bedroom 3



Window to the kitchen and a radiator.

## Inner Hall

Door to the kitchen and dining room, storage cupboard and space for a fridge freezer.

## Dining Room



Double glazed window to the side, radiator, wall mounted boiler and a door to the bathroom

## Kitchen



Modern wall and base units with work surface over incorporating a stainless steel sink and drainer unit with mixer tap, integrated oven, microwave, gas hobs with extractor fan over, part tiled walls, and a double glazed window to the side, and one single glazed window to the sitting room and another window to bedroom three. There is a radiator and door to the rear courtyard.

## Bathroom



Wash hand basin set into vanity unit, bath with overhead shower and shower screen, part tiled walls, ladder style heated towel rail and a door to the utility.

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Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

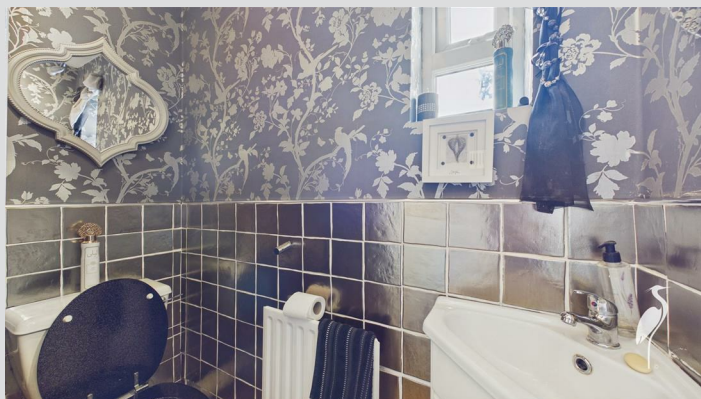
# MAIN ROOMS AND DIMENSIONS

## Utility



Fitted wall units, tiled floor, space for washing machine and tumble dryer and a door to the WC.

## Separate WC



Low level WC, mini wash hand basin, radiator, tiled floor and a small double glazed window.

## First Floor Landing

Doors to bedroom one and two.

## Bedroom 1



Double glazed Velux window and a radiator.

## Bedroom 2



Double glazed Velux window and a radiator.

## Outside



Pleasant courtyard to the rear with established planting and 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.

## Building Rent

We have been advised by our clients there is an annually charge of £2.95pa.

## 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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# MAIN ROOMS AND DIMENSIONS

## Fawcett Street Viewings

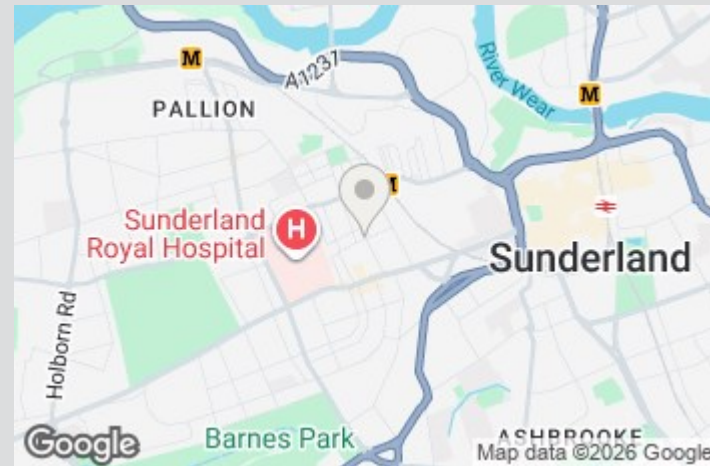
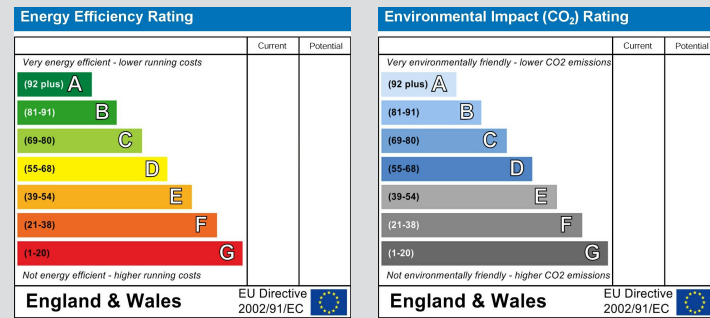
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.



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