





64

62





This beautifully presented 2 bedroom mid terraced Victorian cottage with attractive internal décor throughout, offers an excellent opportunity to both first time buyers and those who require a stair free living space.

Available with no upward chain, the property is located towards the quiet, Browne Road end of the street and is short walking distance from the outstanding amenities the highly desirable suburb of Fulwell has to offer.

Internal accommodation includes an entrance vestibule, reception hall, living room, spacious well appointed kitchen, 2 bedrooms and a bathroom whilst features of note include gas central heating, UPVC double glazing, a forecourt to the front and enclosed West facing courtyard to the rear.

Within easy reach of the sea front and it's Award Winning beaches, the property is also ideal for Seaburn and Stadium of Light metro stations and major road networks leading into the city centre, South Shields, Newcastle and wider North East region. Immediate internal inspection highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via an entrance door into the entrance hallway.

Entrance Hall

With a radiator and coved cornicing.

Lounge 14'6" x 10'9"



Double glazed window to the rear, 2 x radiator's and coved cornicing.

Kitchen 17'8" x 6'6"



Fit with base and eye level units with working surfaces over incorporating a sink and drainer unit with tiled splashbacks. There's a double glazed window, fitted overhead spotlights, vertical radiator, tiled flooring and a boiler store.

Bedroom 1 11'2" x 14'7" into the recess



Double glazed bay window to the front, radiator, coved cornicing and fitted sliding door wardrobes.

Bedroom 2 11'3" x 6'10"



Double glazed window to the rear, radiator and coved cornicing.

Bathroom



Fit with low level WC, wash basin set into vanity unit, walk-in shower enclosure with dual shower heads and a freestanding bath. There's a double glazed window, tiled walls and flooring, vertical radiator and overhead spotlights.

Outside



To the rear of the property there is a courtyard with a storage shed.

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

Visit www.peterheron.co.uk or call 0191 510 3323

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

MAIN ROOMS AND DIMENSIONS

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.

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.

Important Notice Part 2

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 and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Sea Road Viewings

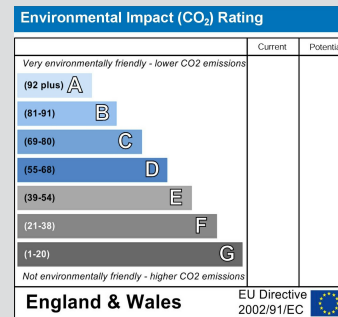
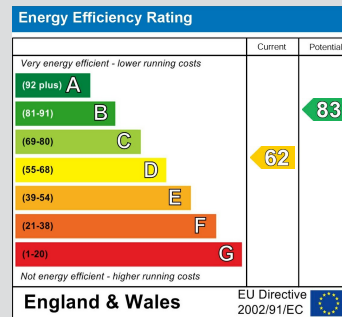
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 0191 510 3323



Approximate Floor Area
(61.68 sq.m)

62 Annie Street

