

A popular style Victorian/Edwardian two bedroom mid terraced cottage with a comfortable ground floor living space, offers an exciting opportunity to both first time buyers and those looking to downsize.

With well proportioned accommodation the property features a reception hall, living room, fitted kitchen, two bedrooms and a bathroom. Benefiting from gas central heating, UPVC double glazing, the property has a forecourt to the front and an enclosed courtyard to the rear with off street parking.

Walking distance from a superb range of amenities and the Sea Front, this delightful home is available with no upward chain and carries a competitive asking price and deserves immediate internal inspection.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Entrance via Composite front door into

Entrance Lobby

Inner door into hallway.

Reception Hall



Radiator and doors to bedroom 1 and lounge.

Lounge 13'3" x 13'4"



Double glazed window to rear elevation, feature gas fire with surround and radiator. Doors to bedroom 2 and kitchen.

Kitchen 17'3" x 7'7"



Range of wall and base units with working surfaces incorporating a single bowl sink and drainer unit with mixer tap, space for washing machine, dryer, fridge and freezer. Part tiled walls, double glazed window to the rear elevation and door to the rear hall.

Bedroom 1 15'2" x 12'3"



Double glazed bay window to the front elevation and radiator.

Bedroom 2 9'9" x 6'9"



Double glazed window to the rear elevation and radiator.

Rear Hall

Storage cupboard. Door to rear courtyard.

Shower Room



Low level WC, hand washbasin and walk in shower, chrome ladder style heated towel rail and double glazed frosted window.

Outside



To the rear, a low maintenance courtyard with 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.

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

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are

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MAIN ROOMS AND DIMENSIONS

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 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

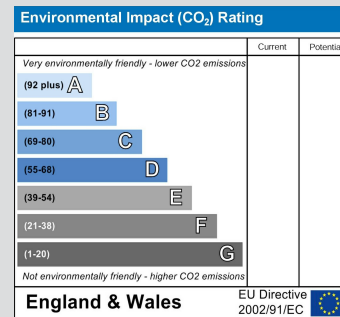
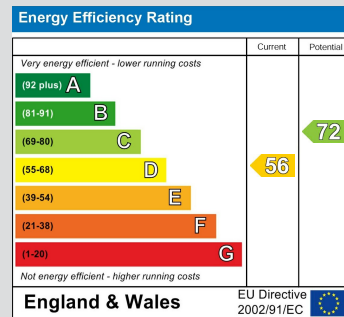
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Opening Times

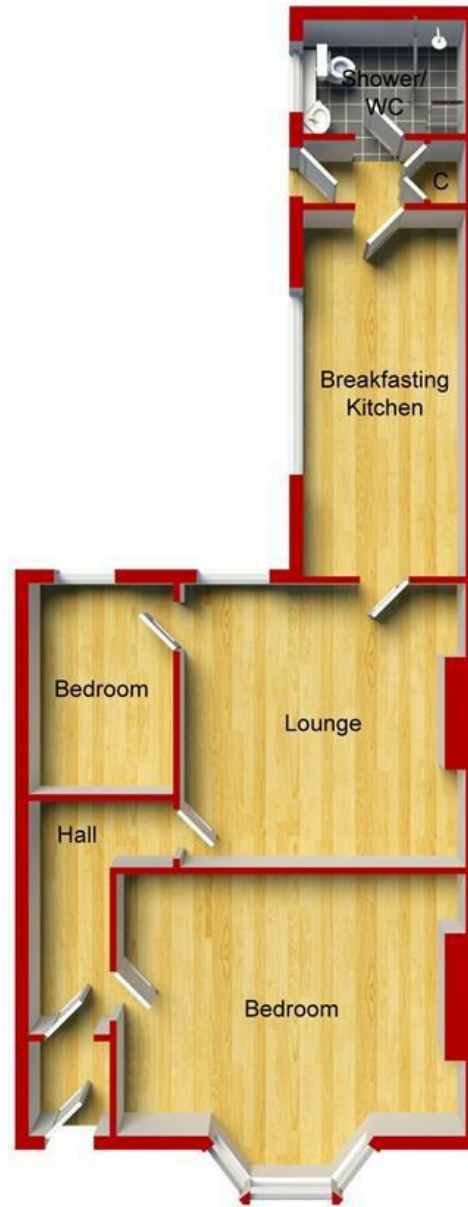
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman Fst

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
(68.71 sq.m)

68 Bright Street

