

A very well presented two bedroom mid terrace cottage, providing upgraded and well-appointed accommodation. Internally the attractive accommodation is all on one level and includes a hall, lounge with multi fuel burning stove, a spacious breakfasting kitchen, two bedrooms and a bathroom/wc. Externally there is a small forecourt area to the front and a courtyard to the rear with an up and over door. This convenient location is well placed for local amenities, shops and schools as well as being ideal for Sunderland City Centre, Sunderland Royal Hospital and transport links including Millfield Metro Station. Viewing highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

## Vestibule

There is an inner door leading through to the hall.

## Hall

With doors leading off to the lounge and bedroom one.

## Lounge 17'7" x 10'7" into alcove



This attractive room has a double glazed French door leading out to the rear decked area, there is a radiator, multi fuel burning stove and a door to the breakfasting kitchen.

## Breakfasting Kitchen 17'2" x 7'9"



Wall and base units with work surface over, incorporating a sink and drainer unit, integrated appliances include an electric oven and an electric hob, space has been provided for the inclusion of a fridge freezer and a washing machine, there is a double glazed window to the side, wall mounted boiler, double glazed door to the courtyard and space has been provided for the inclusion of a breakfast table and chairs, a door leads through to the bathroom.

## Bathroom



Three piece suite, low level WC, pedestal wash hand basin, panel bath with shower attachment, double glazed window, chrome ladder style radiator and tiled walls.

## Bedroom 1 13'8" x 12'4" into bay not inc robes



Double glazed bay window to the front, radiator and fitted mirror fronted sliding door wardrobes.

## Bedroom 2 13'8" max inc fitted robes x 6'5"



Double glazed window to the rear looking into the courtyard, radiator and mirror fronted fitted sliding door wardrobes.

## Outside



There is a small forecourt area to the front and to the rear a delightful courtyard with a decked area, up and over access door and a useful brick built store.

## 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 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

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# MAIN ROOMS AND DIMENSIONS

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:-

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## Important Notice Part 2

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## Fawcett Street Viewings

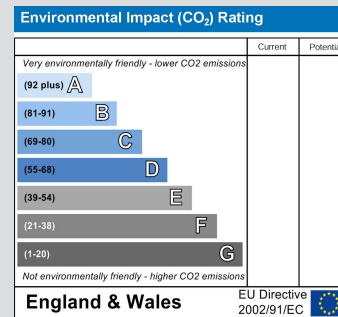
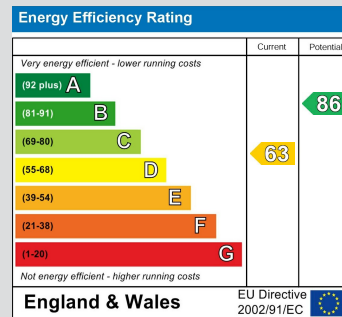
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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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