









This deceptively spacious two/three bedroom mid terraced cottage is available with immediate vacant possession and no upper chain involved. The accommodation is arranged over two floors and comprises entrance hall, lounge/diner, kitchen, living room/bedroom and bathroom whilst to the first floor there are two further bedrooms. Externally there is an enclosed courtyard to the rear. This popular and convenient location is ideal for local amenities and is within easy reach of the Coast, Sea Road shopping centre, transport links and the City Centre. Viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

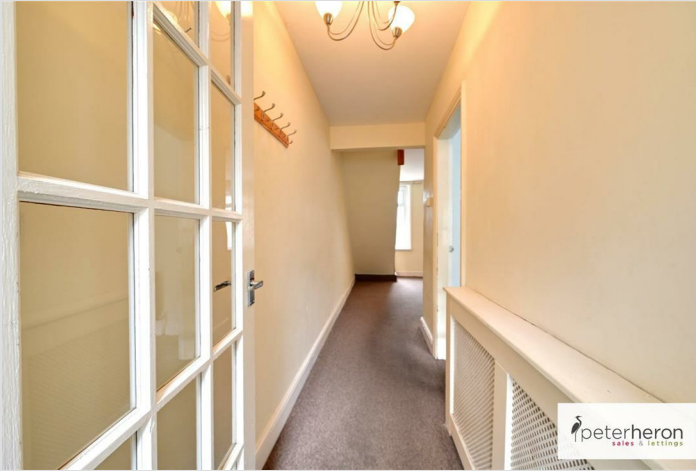
Ground Floor

Access via double glazed entrance door.

Entrance Vestibule

Inner door leading through to hall.

Hallway



Radiator.

Lounge/Diner 13'7" x 14'5" into alcove but not inc staircase ar



Two double glazed windows to the rear, radiator and staircase to first floor.

Kitchen 17'10" x 7'2"



Wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include oven and hob, space for fridge, freezer and washing machine, radiator, double glazed window to side and central heating boiler concealed being kitchen unit.

Lobby

Double glazed external door to courtyard and built in cupboard.

Bathroom



Low level WC, pedestal washbasin and panel bath, tiled floor, part tiled walls, double glazed window and radiator.

Living Room/Bedroom 3 13'9" x 13'5" into alcove



Double glazed window to front and radiator.

First Floor Landing

Bedroom 1 11'4" x 11'8"



Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 15'4" x 7'6"



Approximate measurements as sloping ceiling, two Velux windows and radiator.

Outside



There is a courtyard to the rear with double timber access gates.

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

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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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

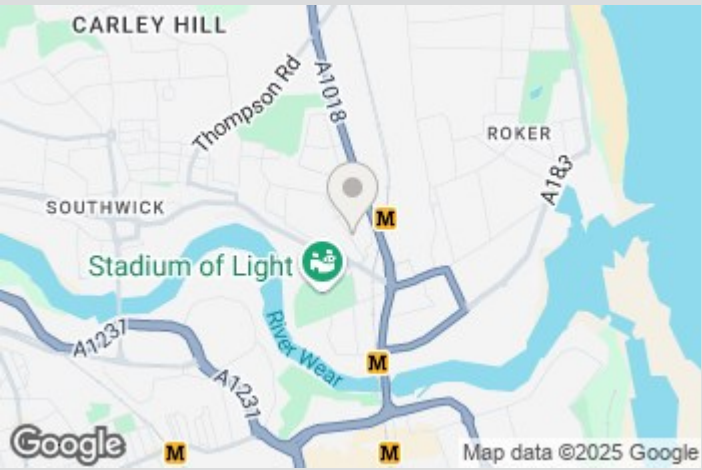
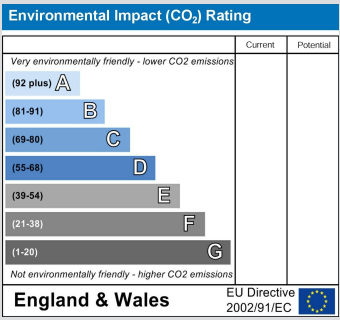
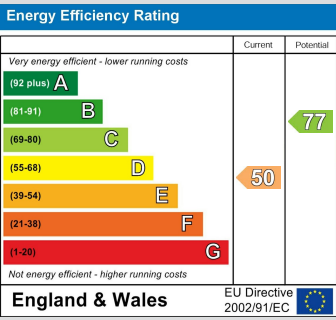
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

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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