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Edward Burdis Street, Southwick, Sunderland

£82,000







A beautifully presented home, quietly tucked away on Edward Burdis Street in the charming suburb of Southwick, this delightful mid-terraced Victorian cottage offers a perfect blend of character and modern living. Beautifully presented throughout, the property boasts attractive exposed brickwork in the living room, complemented by a cosy wood-burning cast iron stove, creating a warm and inviting atmosphere. The spacious rooms are bathed in natural light, thanks to the high ceilings and well-placed windows, making the home feel airy and open. Currently, the ground floor bedroom is utilised as an additional reception room, providing flexibility for your living arrangements. However, it can easily be converted back into a bedroom to suit your needs. The modern kitchen and bathroom are thoughtfully designed, ensuring convenience and comfort for everyday living. Additionally, the useful loft space offers ample storage, helping to keep your home organised and clutter-free. Situated on a lovely quiet street, this cottage is within easy walking distance of Sea Road and Southwick Green shopping centres, providing you with a variety of local amenities at your fingertips. This property is an ideal choice for those seeking a charming home in a friendly community, combining the best of both Victorian elegance and contemporary convenience. Don't miss the opportunity to make this stunning cottage your own.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via UPVC entrance door.

Reception Hall

Radiator and door to dining room.

Lounge/Bedroom 1 12'8" x 12'6"

Double glazed window to front, radiator and fireplace.
Double doors to dining room.

Living Room 16'6" x 12'10"

Double glazed window to rear, 2x radiators and wood burning cast iron stove. Staircase to first floor with storage under. Open plan into kitchen.

Kitchen 12'5" x 6'8"

Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood. Space for washing machine and fridge freezer. Double glazed window to rear.

Rear Hall

UPVC door to rear, storage cupboard and door to bathroom.

Bathroom

Low level WC, washbasin and bath with shower over, heated towel rail and double glazed window to rear.

Loft Space 13'9" x 12'11"

Approximate measurements as sloping ceiling, 2x Velux windows, double radiator and built in storage.

Outside

Low maintenance rear courtyard with a roller shutter and 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.

Important Notice - Particulars

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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

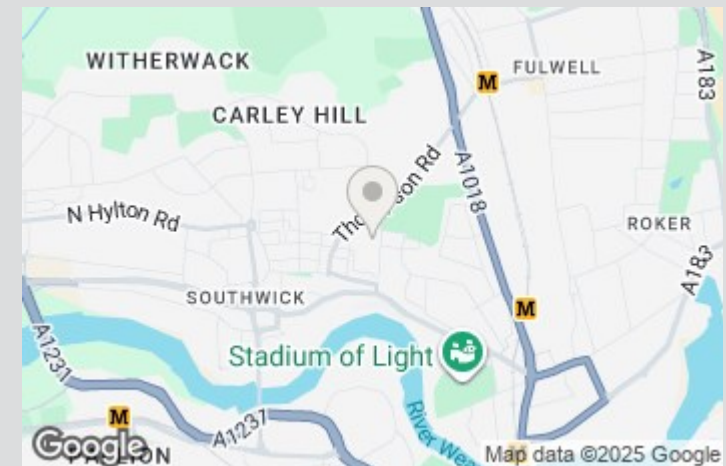
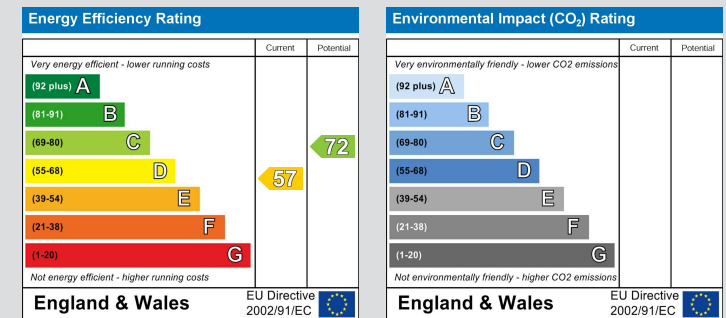
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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Floor 0



Floor 1

Approximate total area⁽¹⁾

724 ft²

Reduced headroom

54 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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