















A well presented three bedroom and two reception room double fronted cottage sitting within the ever fashionable "Little Scotland" section of Fulwell, well placed for a superb range of amenities, this wonderful home is perfect for those who require a staircase free living space which is literally ready to move into. Internal accommodation includes entrance portico, reception hall, lounge, dining room, kitchen, three bedrooms and a shower room, whilst features note include gas central heating and double glazing, a forecourt to the front and spacious courtyard to the rear with a lovely raised decked seating area together with off street parking.

Walking distance from Sea Road shopping centre and metro stations at Seaburn and Stadium of Light, the property is also within easy reach of the sea front and Roker Park. Immediate internal unreservedly recommended.



# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via UPVC entrance door.

### Entrance Hall



Radiator.

### Lounge 13'10" x 11'10"



Double glazed bay window to front, radiator, feature fireplace and double doors opening into dining room.

### Dining Room 13'6" x 10'10"



Double glazed window to rear, double radiator, electric fire and door to kitchen.

### Kitchen 11'10" x 6'0"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap, integrated oven, gas hob and cooker hood. Space for fridge freezer and washing machine. 2x double glazed windows to rear. Access hatch to loft. Door to rear hall.

### Rear Hall

UPVC door to rear.

### Bedroom 1 11'7" x 11'5"



Double glazed window to front, radiator, built in sliding door mirrored wardrobes and built in storage.

### Bedroom 2 13'5" x 8'8"



Double glazed window to rear and radiator.

### Bedroom 3 10'8" x 7'7"



Double glazed window to rear and radiator.

### Shower Room



Low level WC, washbasin set into vanity unit and walk in shower cubicle, radiator and window to rear.

Visit [www.peterheron.co.uk](http://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

## Outside



Forecourt to the front and spacious courtyard to the rear with a lovely raised decked seating area together with off street parking.

## Council Tax Band

The Council Tax Band is Band B.

## 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.

Lease details, service charges and ground rent (where

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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

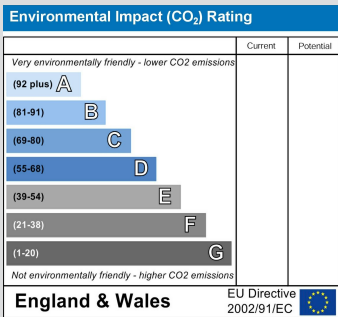
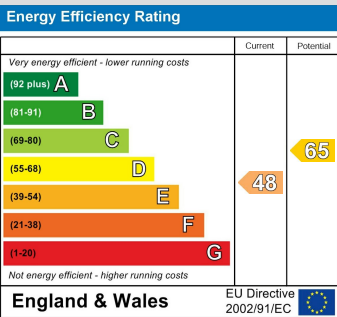
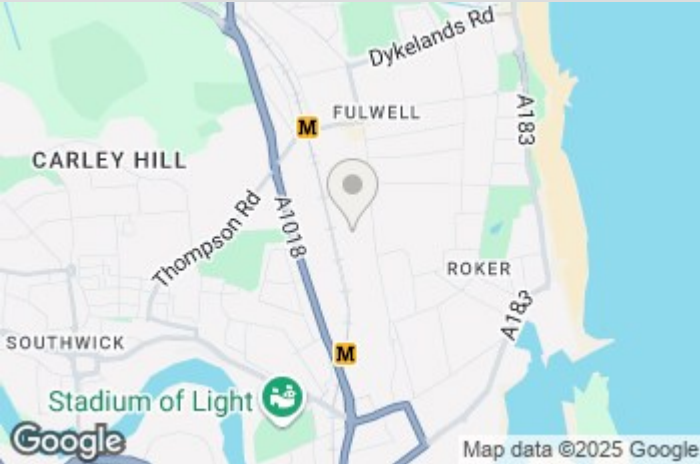
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

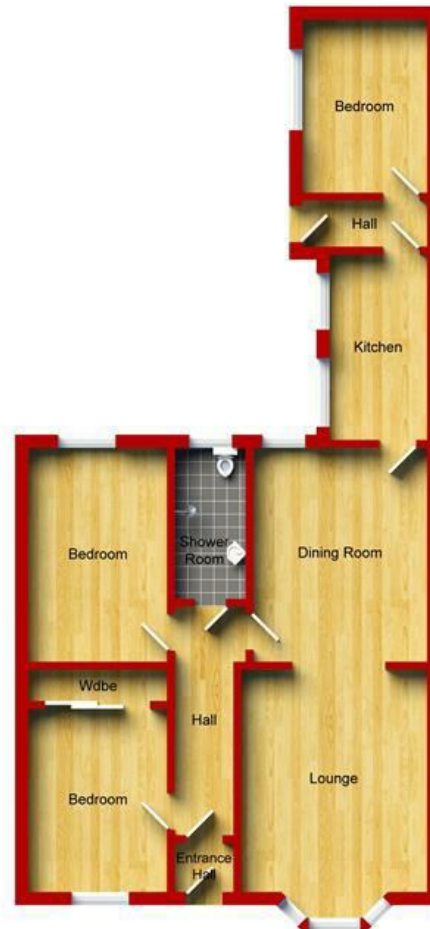
## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

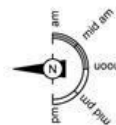


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Ground Floor  
Approximate Floor Area  
(82.90 sq.m)



73 Inverness Street