

This recently refurbished two bedroom mid terrace cottage, provides immaculate, ready to move into accommodation, all on one level. Internally there is hall, lounge, spacious kitchen, bathroom/wc and two bedrooms. Benefits of the property include double glazing, gas central heating to radiators and a yard to the rear with a roller shutter access door. Situated close to many local amenities, excellent transport links to the City centre and local road networks. Available with immediate vacant possession and no upper chain involved, early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via double glazed entrance door to

### Entrance Hall



Radiator and doors leading off to lounge and two bedrooms.

### Lounge 15'2" x 11'10" into alcove



Double glazed window to rear, radiator, feature fireplace and door to kitchen.

### Kitchen 14'5" x 7'10"



Fitted with wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include an oven and hob, space for fridge freezer and washing machine, wall mounted boiler, double glazed window, radiator and door to lobby.

### Lobby

Double glazed door to courtyard. Built in storage cupboard, tiled floor and internal door to bathroom.

### Bathroom



Low level WC, pedestal washbasin and P shaped bath with electric shower over, radiator, double glazed window, tiled floor and tiled walls.

### Bedroom 1 14'7" into bay x 14'11" into alcove



Bay window to front with panelling around and double glazed windows, radiator, cornicing and decorative plasterwork to ceiling.

### Bedroom 2 11'6" x 6'7"



Double glazed window to rear and radiator.

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 a courtyard to the rear 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.

### 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 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 particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

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 £210.00 by Movewithus Ltd.

### Fawcett Street Viewings

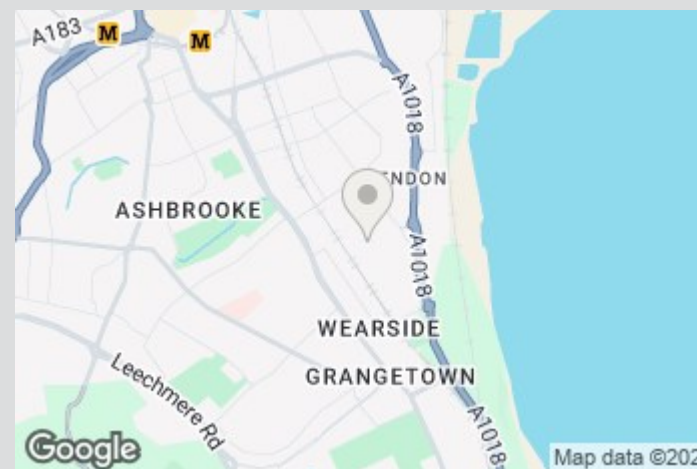
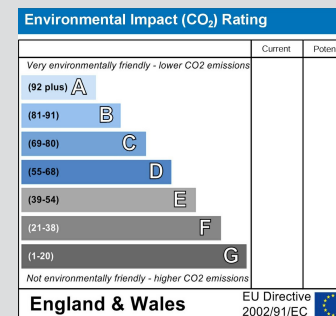
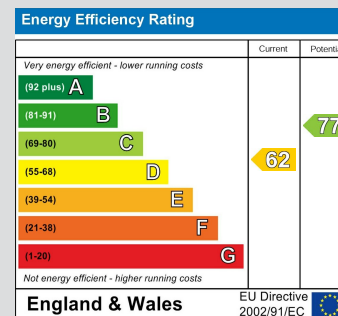
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

### 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.



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

