









A well presented and deceptively spacious mid terrace cottage, available with immediate vacant possession and no upper chain involved. Internally on the ground floor there is an entrance vestibule, hall, generous lounge, kitchen, a double bedroom and bathroom/wc. A fixed staircase from the lounge leads up to an excellent loft area with sky light window. The property benefits from double glazed windows, gas central heating to radiators and a yard to the rear. This convenient location provides easy access to local amenities, Sunderland Royal Hospital and Sunderland City Centre as well as offering excellent transport links. Early viewing is highly recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC door with inner wooden door to the

## Entrance Hall

With a radiator and doors to lounge and dining room.

## Bedroom 1 13'0" x 11'10"



Double glazed window to the front, a storage cupboard and a radiator.

## Lounge 17'6" x 13'3"



With two double glazed windows to the rear, a feature fireplace, radiator, stairs leading to a loft space and there is a door to the kitchen.

## Breakfasting Kitchen 15'9" x 5'1"



Wall and base units with work surfaces over incorporating a 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include a gas oven and hob with extractor fan over, space has been provided for the inclusion of a fridge freezer. There is a double glazed window to the rear, a radiator and a door to the rear hall.

## Rear Hall

There is a UPVC door to the gardens and a door to the bathroom.

## Bathroom



Low level WC, hand wash basin and bath with overhead shower. There are tiled walls, a chrome heated towel rail and a double glazed frosted window.

## Loft Space 16'9" x 12'8" max



Skylight window and a double radiator.

## Outside



There is a low maintenance courtyard to the rear elevation.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Council Tax Band

The Council Tax Band is Band A.

## Important Notice

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

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# MAIN ROOMS AND DIMENSIONS

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 £210.00 by Movewithus Ltd.

## Fawcett Street Viewings

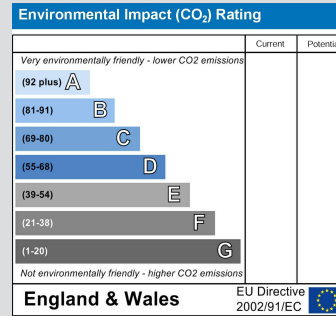
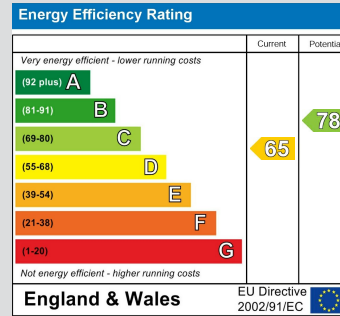
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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