









An attractive two bedroom mid terrace cottage, situated within this popular and convenient location. Internally the accommodation is all on one level and includes a hall, lounge, kitchen, bathroom/wc and two bedrooms. Externally there is a small forecourt area to the front and to the rear, a courtyard with remote control roller shutter access door. Benefitting from gas central heating to radiators and double glazing. This convenient location is ideal for local amenities, shopping facilities, schools, Sunderland Royal Hospital and provides excellent transport connections. With no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via UPVC entrance door.

Reception Hall



Radiator.

Lounge 13'11" x 10'3"



Double glazed window to rear, double radiator, feature fireplace and double doors to bedroom 1. Door to kitchen.

Kitchen 16'9" x 7'8"



Range of wall and base units with countertops over

incorporating 1 1/2 sink and drainer unit with mixer tap, integrated appliances include oven and gas hob, extractor fan, space for fridge freezer and space for washing machine, wall mounted boiler and single radiator. Double glazed window to the rear. Door to the rear hall.

Rear Hall

Storage cupboard, UPVC door to courtyard and door to bathroom.

Bathroom



Low level WC, washbasin and corner bath, 2x radiators and double glazed window.

Bedroom 1 (front) 13'8" x 13'6"



Double glazed bay window to front, double radiator and fitted wardrobes.

Bedroom 2 9'11" x 6'1"



Double glazed window to rear and radiator. Access point to loft.

Outside



Rear courtyard with electric roller shutter door providing off street parking.

Council Tax Band

The Council Tax Band is Band A.

MAIN ROOMS AND DIMENSIONS

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 £300.00 by Movewithus Ltd.

Fawcett Street Viewings

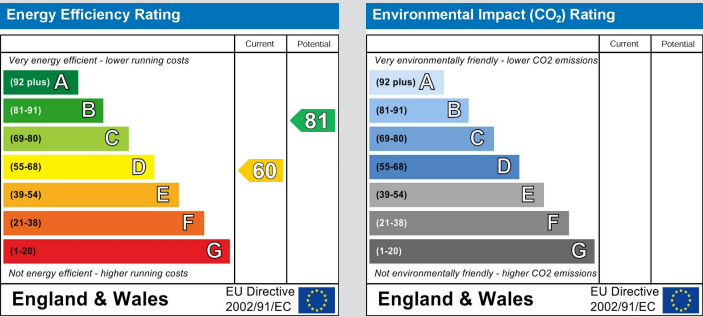
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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 or call 0191 510 3323



Approximate total area⁽¹⁾
61.8 m²

(1) Excluding balconies and terraces

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

GIRAFFE360