









Deceptively spacious two bedroom and two reception room mid terraced dormer cottage set within this convenient village locality located close to a superb range of amenities.

Available with no upward chain, the property is ideal for first time buyers and features internal accommodation comprising reception hall, lounge, dining room, kitchen, bathroom and two double size bedrooms at first floor level. Benefiting from gas central heating and UPVC double glazing, the property has an enclosed courtyard to the rear with secure off street parking accessed via up and over door.

Ideal for the A19, Nissan, Doxford International and Amazon workers, the property is also well placed close to major routes into Sunderland City Centre and wider North East conurbation.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via composite front door to

### Entrance Hall

With a radiator and a door to the lounge.

### Lounge 13'2" x 12'3" into alcoves



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

### Dining Room 14'1" x 14'1" into alcoves



With a double glazed window to the rear, radiator, built in storage cupboard, stairs to the first floor and a door to the kitchen.

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



Galley kitchen with a range of wall and base units with work surfaces over, incorporating a 1 1/2 bowl stainless steel sink and drainer unit, integrated appliances include a gas hob with extractor over and electric oven, space has been provided for the inclusion of a washing machine, dishwasher and fridge freezer, there is a double glazed window to the side and a door to the rear hall.

### Rear Hall

With a radiator, door to the courtyard and a door to the bathroom.

## Bathroom



With a low level WC, wash hand basin, panelled corner bath with overhead shower, heated towel rail, double glazed window to the side.

### First Floor Landing

With doors to the two bedrooms.

### Bedroom 1 17'2" x 11'10" max



With two double glazed windows to the front, radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 13'2" x 12'2"



With a double glazed window to the rear, double radiator, storage cupboard housing wall mounted logic combination boiler.

## Outside

With a forecourt to the front and a courtyard to the rear.

## 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 Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

## Important Notice Part 2

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.

## Sea Road Viewings

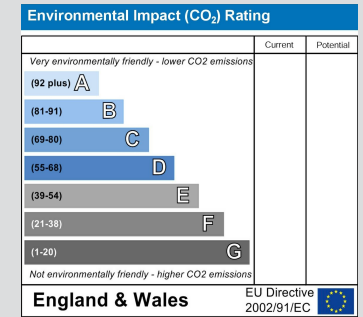
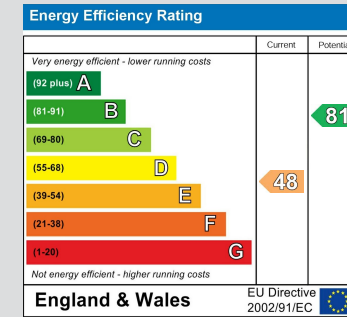
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

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



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