















A surprisingly spacious three bedroom two reception room mid terraced double fronted cottage ideal for landlord investors and larger families. Available with no upward chain, the property sits within this quiet avenue walking distance from Southwick Village Green and in a central position within easy reach of the City centre, A19 and coast. Internal accommodation comprises entrance lobby, reception hall, lounge/bedroom 3, dining room/living room, sun room, kitchen, two bedrooms, a bathroom and a box room suitable for a variety of uses, the property externally has courtyard to the front and a sun drenched enclosed courtyard to the rear with a remote control roller shutter door and space for off street parking. Benefitting from gas central heating and UPVC double glazing to most windows, this competitively priced home should prove to be very popular indeed and required immediate internal inspection.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Six panel timber door to

## Entrance Vestibule

## Reception Hall

Radiator.

## Lounge/Bedroom 3 13'6" x 12'7"



Fireplace, UPVC double glazed bay window to front, radiator, double sliding doors to living room.

## Living Room/Dining Room 13'10" x 12'1"



Glass door into sun room and door into kitchen.

## Dining Room/Sun Room 14'11" x 6'8"



Double radiator.

## Bedroom 1 (rear) 12'0" x 9'4"



Wardrobes, single glazed window to rear.

## Bedroom 2 (front) 13'6" x 6'10"



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# MAIN ROOMS AND DIMENSIONS

**Kitchen 7'4" x 14'11"**



Good selection of base and eye level units with stone coloured working surfaces incorporating single drainer 1 1/2 bowl sink unit, space for gas cooker and fridge freezer, plumbing for automatic washing machine, wall mounted gas combination boiler serving hot water and radiators, tiled splashbacks, fitted shleved cupboards.

**Rear Lobby**

Single radiator.

**Box Room 6'11" x 8'9"**



Suitable for a variety of uses or storage.

**Bathroom**



Pedestal washbasin and free standing double ended bath with overhead shower - white suite, UPVC double glazed window, double radiator.

# MAIN ROOMS AND DIMENSIONS

## Separate WC



## Outside



Forecourt to the front and enclosed courtyard to the rear enjoying a sunny situation with electric remote control roller shutter 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 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

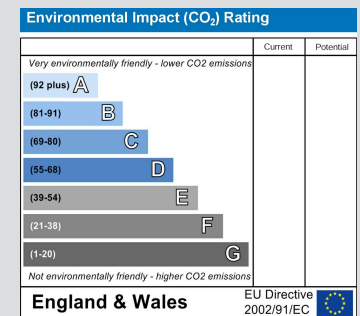
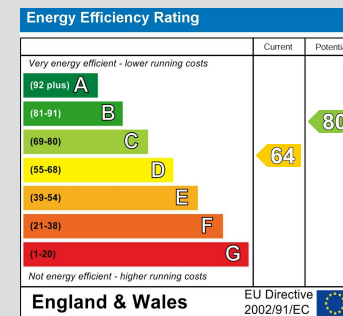
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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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