









This well presented four bedroomed terraced cottage is situated in this highly sought after and convenient suburb of Monkwearmouth. The property internally comprises entrance hall, lounge, kitchen, two bedrooms and a bathroom whilst to the first floor a further two bedrooms. briefly comprises a lounge, modern kitchen, bathroom suite and four bedrooms. Externally an enclosed low maintenance courtyard. The property has been recently refurbished to a high standard, benefitting from double glazing throughout, gas central heating, new radiators and a new fuse box. Walking distance from all local amenities including Stadium of Light Metro station, the property is well placed for major roads leading into the City centre and through to the wider North East regions. Internal inspection unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance via UPVC door with inner door to entrance hall.

Entrance Hall

Radiator, doors to Bedroom 1 and Lounge.

Lounge 14'4" x 14'0"



Double glazed window to the rear, radiator, stairs to first floor and door to kitchen.

Kitchen 17'6" x 7'0"



Modern fitted wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated electric oven and hobs with cooker hood over, space provided for a washing machine and fridge freezer. Double glazed window to the rear elevation and vertical radiator.

Rear Lobby

Doors to Bathroom and Bedroom 4

Bedroom 1 13'9" x 9'1"



Double glazed window to the front and a radiator.

Bedroom 4 9'6" x 8'1"



Double glazed window to the rear and a radiator.

Bathroom



Modern suite featuring a bath with wall mounted shower, low

level wc and hand wash basin set into vanity unit. Double glazed frosted window to the rear and a vertical radiator.

First Floor

Landing with doors to

Bedroom 2 13'2" x 12'3"



Double glazed window to the front and a radiator.

Bedroom 3 12'5" x 12'3"



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

Visit 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



Low maintenance courtyard to the rear.

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.

Sea Road Viewings

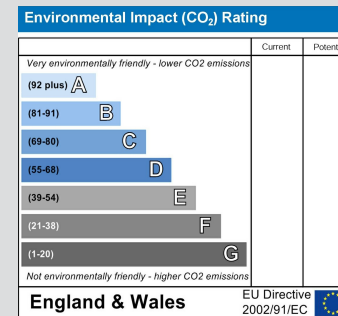
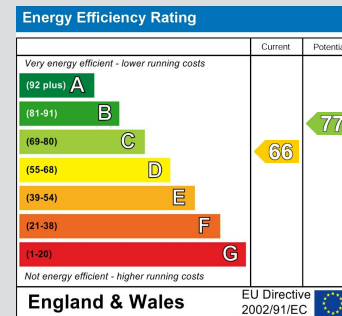
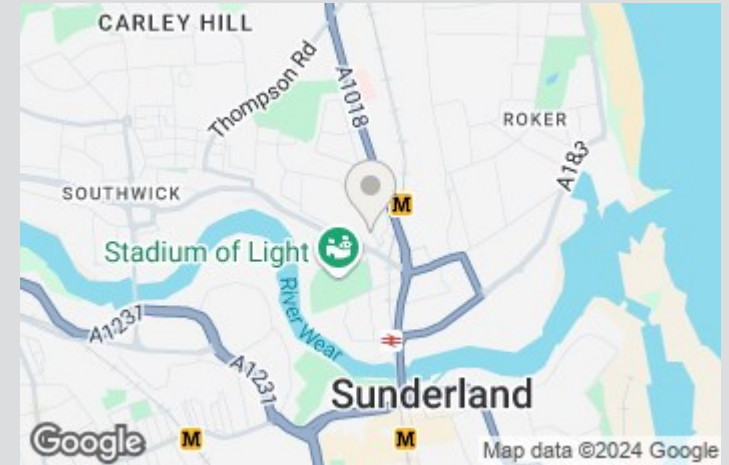
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman Fst

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



Ground Floor
Approximate Floor Area
(68.40 sq.m)

First Floor
Approximate Floor Area
(31.20 sq.m)

15 Eglinton Street