









A popularly situated mid terrace cottage sitting along a convenient street set close to all the superb amenities that the wonderful suburb of Fulwell has to offer. Tastefully appointed throughout and featuring a reception hall, front facing bedroom/lounge, living room, sun room, kitchen, second rear facing bedroom and bathroom and externally has a west facing enclosed courtyard. Benefitting from gas central heating and UPVC double glazing, the property offers comfortable living accommodation perfect for first time buyers and those wishing to downsize to a living space all on the ground floor. Internal inspection is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC door to

## Entrance Hall

Door to the lounge.

## Bedroom 1/ Lounge (front) 16'2" x 12'7"



Double glazed bay window to the front, double radiator and a further single radiator. Open plan into the dining room.

## Living Room 16'6" x 14'11"



Electric fire, double radiator and door to bedroom. Door to garden room and a door to rear lobby.

## Sun Room 10'9" x 8'2"



Velux skylight window, double radiator, double glazed

window and UPVC door to the garden. Glass door to the rear lobby.

## Rear Lobby

Storage cupboard and a door to kitchen.

## Breakfasting Kitchen 16'0" x 9'5"



Wall and base units countertops over incorporating a single bowl stainless steel sink and drainer unit, integrated oven and space provided for a fridge freezer, washing machine and dishwasher, double glazed window to the rear and a door to bathroom.

## Bedroom 2 (rear) 11'5" x 7'0"



Double glazed window overlooking the garden.

## Bathroom



Low level WC, bath and walk in shower, hand wash basin and two radiator. Double glazed frosted window to rear.

## Loft

Perfect for storage.

## Outside



Low maintenance west facing courtyard to the rear with a garage.

## 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:-

Visit [www.peterheron.co.uk](http://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

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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.

## Sea Road Viewings

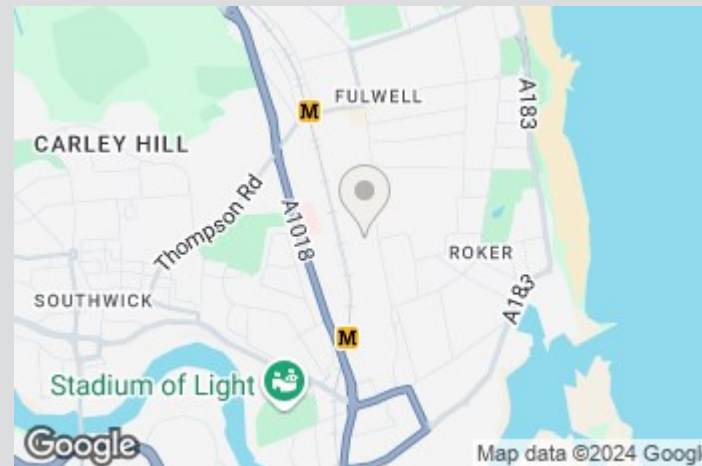
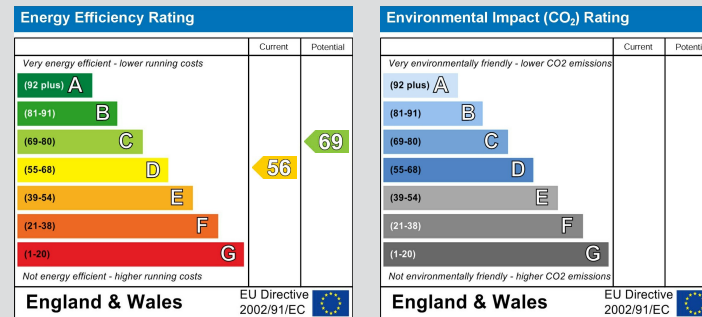
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

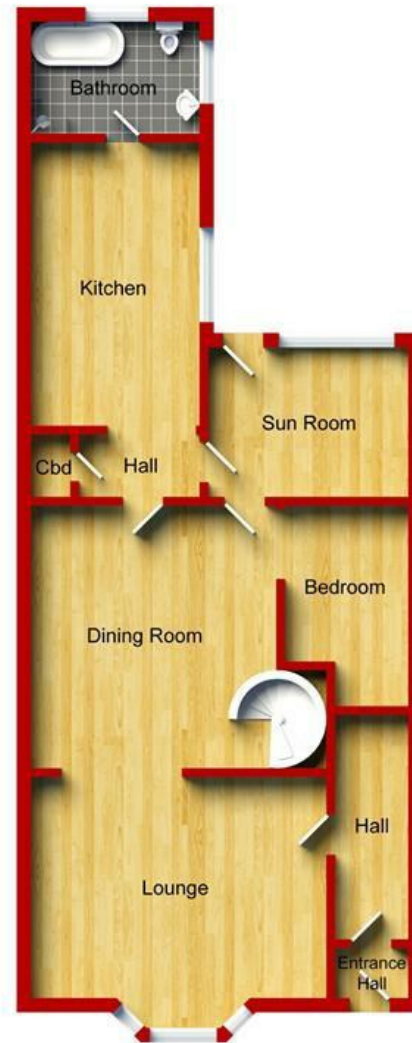
## Ombudsman

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

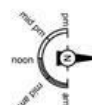


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Ground Floor  
Approximate Floor Area  
(91.00 sq.m)



20 Roxburgh Street