









This beautifully presented three bedroom end terrace cottage with tastefully appointed accommodation offers an excellent opportunity to both first time buyers and those looking to downsize to have bedrooms and bathrooms at ground floor level. Comprising of an entrance hall, lounge, ground floor bedroom, modern kitchen and bathroom, whilst to the first floor two further bedrooms. Features of note include gas central heating, UPVC double glazing and an enclosed courtyard to the rear. Walking distance from Roker Park, Sea Road shopping centre and Sunderland's Magnificent beaches, this home is sure to command considerable interest therefore immediate internal inspection is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Entrance Hall

Radiator and storage cupboard.

## Lounge 16'0" x 14'10"



Two double glazed windows to the rear, electric fire, radiator and stairs to the first floor. Door to the kitchen.

## Kitchen 12'8" x 6'10"



Range of wall and base units with counter tops over incorporating single bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include an oven, electric hob and extractor fan, low level fridge and freezer, space provided for the inclusion of a washing machine and double glazed window. UPVC door to the rear and door to the bathroom.

## Bathroom



Low level WC, wash hand basin and bath with overhead shower, chrome heated towel rail and double glazed window to the rear.

## Bedroom 1 12'8" x 12'7"



Double glazed window to the front and radiator.

## First Floor Landing

## Bedroom 2 11'5" x 6'3"



Approximate measurements as sloping ceiling, Velux window and radiator.

## Bedroom 3 11'5" x 6'3"



Approximate measurements as sloping ceiling, Velux window and electric heater.

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

## Outside



Low maintenance courtyard.

### 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 £300.00 by Movewithus Ltd.

### Sea Road Viewings

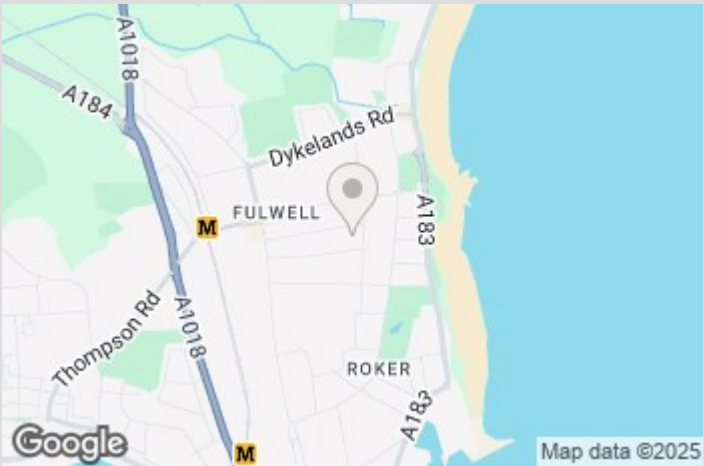
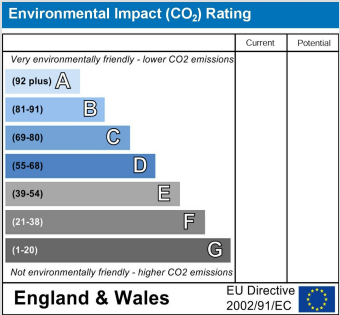
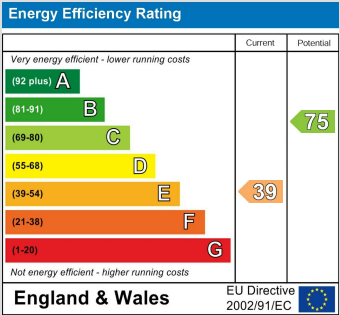
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

### 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.



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

