









An impressive and deceptively spacious mid terrace cottage, conveniently located providing easy access to local amenities, shops and schools as well as to Sunderland Royal Hospital and transport connections to major road networks. Internally the well-presented accommodation on the ground floor includes a hall, generous lounge, a modern fitted kitchen, bathroom/wc and a double bedroom. A fixed staircase from the lounge leads up to the loft space that has been divided into two areas, both with Velux windows and radiators. Externally there is an enclosed courtyard to the rear with remote control roller shutter access door. Available with immediate vacant possession and no upper chain involved, viewing is highly advised.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Hall



There is a radiator, and a door to the bedroom, the hall opens out into the lounge.

Lounge 15'11" max inc staircase area x 11'8"



This spacious room has two double glazed windows to the rear, two radiators, access through to the kitchen and a staircase to the loft space.

Kitchen 7'9" x 12'5"



Fitted with a range of modern wall and base units with work surfaces over incorporating a 1/2 bowl sink and drainer unit, integrated appliances include an oven and hob, space has been provided for the inclusion of under counter fridge freezer and a washing machine, there is a radiator, two double glazed windows, tiled floor, double glazed door to the yard and a door to the bathroom.

Bathroom



Three piece suite with low level WC, pedestal wash hand basin, panel bath with shower attachment, tiled walls and floor, radiator and double glazed window.

Bedroom 1 13'10" into alcove x 10'9"



Double glazed window to the front and a radiator.

Loft Space



There is a superb loft space accessed from a fixed staircase from the lounge, where it has been divided into two areas, both with Velux windows and radiators.

Outside

There is a yard to the rear with a remote control roller shutter access door.

Council Tax Band

The Council Tax Band is Band A

Tenure Freehold

We are advised by the Vendors that the property is

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MAIN ROOMS AND DIMENSIONS

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

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Fawcett Street Viewings

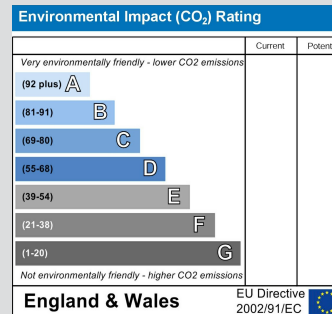
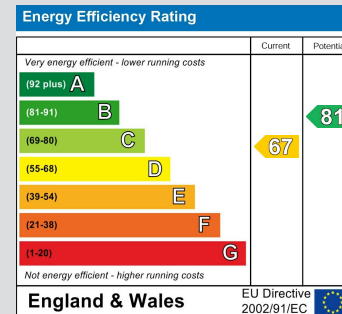
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.

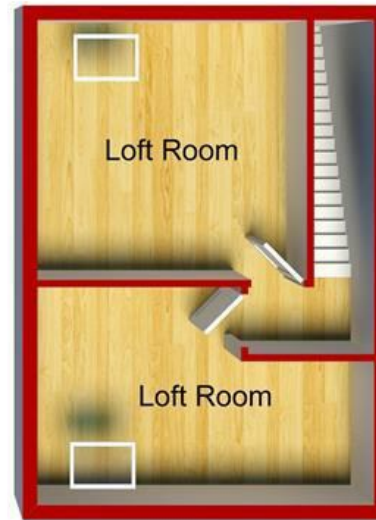


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Ground Floor
Approximate Floor Area
(50.70 sq.m)



First Floor
Approximate Floor Area
(29.20 sq.m)

