





PLASTIC
MAJOR
KUCHEN-UND GARDEN
KABINETT





An attractive mid terrace cottage with appealing features including a 17ft lounge / diner and French doors in the kitchen leading out to a delightful courtyard. The deceptively spacious accommodation is all on one level and includes an entrance vestibule, hall, generous lounge / diner, kitchen, a double bedroom and a bathroom/wc. The property benefits from double glazing, gas central heating to radiators and a pleasant courtyard to the rear. This location is close to local amenities, shops and Sunderland Royal Hospital as well as providing excellent links to the Sunderland City Centre and transport connections. Viewing recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via double glazed entrance door to

Entrance Vestibule

Inner door leading through to hall.

Entrance Hall

Doors to the lounge and bedroom.

Lounge 17'5" x 12'11"

This spacious room has a double glazed window to the rear, radiator and access through to the kitchen.

Kitchen 11'9" x 7'8"

The kitchen has fitted wall and base units with work surfaces over incorporating sink and drainer unit. Integrated appliances include an electric oven and electric hob, spaces provided for an under counter fridge, a freezer and a washing machine. The kitchen has a tiled floor, double glazed French door to the rear courtyard, double glazed window and door to the bathroom.

Bathroom

Low level WC, wash hand basin set within vanity unit and a panelled bath with a shower attachment. There is tiled flooring and a tall feature radiator and a double glazed window.

Bedroom 13'8" into alcove x 12'5"

Generously proportioned bedroom with double glazed window facing the front and a radiator.

Outside

There is a delightful courtyard to the rear of the property with shale and pebbled areas along with a raised planted flower bed.

Council Tax Band

The Council Tax Band is Band A.

Lettings Important Info.

We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Fawcett Street Viewings

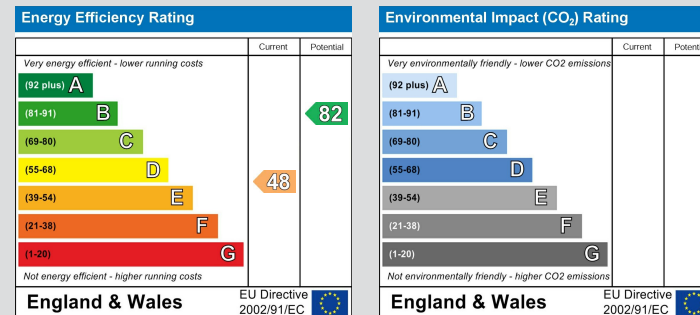
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 0191 510 3323