











This recently refurbished one bedroomed dormer cottage is situated within this popular and convenient location, and is available with immediate vacant possession and no upper chain involved. The beautifully presented accommodation to the ground floor comprises lounge and modern kitchen whilst to the first floor a spacious bedroom and contemporary bathroom/WC. The property benefits from double glazing, gas central heating to radiators and a courtyard to the rear. This area is ideal for local amenities, shops and schools, Sunderland Royal Hospital, the University and transport connections. Viewing essential.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

## Entrance Lobby

Inner door to lounge.

## Lounge 18'2" x 11'0"



Approximate measurements as irregular shaped room. Double glazed window to the front, radiator, built in shelving, and stairs to the first floor with understairs storage.

## Kitchen 10'2" x 8'9"



Approximate measurements as irregular shaped room. Range of modern wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer. Integrated appliances include a gas oven and hob with extractor chimney over. Space has been provided for the inclusion of a washing machine and a fridge freezer. Double glazed window and a UPVC door to the courtyard.

## First Floor Landing

With doors leading off to the bedroom and bathroom.

## Bedroom 1 13'5" x 11'1"



Approximate measurements as irregular shaped room. Double glazed window to the front and a radiator.

## Bathroom



Modern suite with low level WC, washbasin vanity unit and bath with waterfall shower over, fully tiled walls and flooring and a radiator.

## Outside



Low maintenance courtyard to the rear.

## 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:- 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

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# 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.

## Fawcett Street Viewings

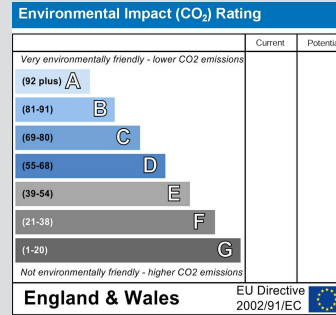
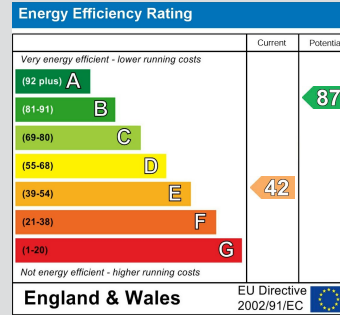
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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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