

This beautifully presented two bedroom and two reception room double fronted cottage is conveniently situated ideal for first time buyers and families. Internally comprising entrance hall, spacious lounge opening to dining room with French doors to rear courtyard, superb modern kitchen, two bedrooms and a modern bathroom. Externally there is a courtyard to the rear with access door and benefits from gas central heating and double glazing. Ideally placed for local amenities, the shops on Hylton Road and offers easy access to Sunderland City Centre and Sunderland Royal Hospital. Early internal inspection highly recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via UPVC entrance door

Entrance Hall

Radiator. Doors to bedrooms and dining room.

Lounge 12'0" x 11'11"



Double glazed bay window front, radiator and electric fire. Open plan into dining room.

Dining Room 13'5" x 12'0"



UPVC French doors to rear, radiator and two storage cupboards. Door to kitchen.

Kitchen 9'8" x 8'1"



Range of wall and base units countertops over incorporating single bowl sink and drainer with chrome mixer tap, integrated oven, electric hob and cooker hood, space for fridge freezer and washing machine. Door to bathroom.

Bathroom



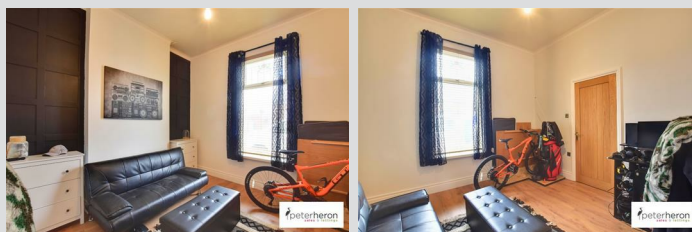
Low level WC, washbasin vanity unit and bath with shower, double radiator.

Bedroom 1 11'11" x 11'7"



Double glazed window rear, radiator and built in mirrored sliding door wardrobes.

Bedroom 2 11'7" x 11'11"



Double glazed window front and radiator.

Loft Space 25'1" x 7'6"



Fully bored loft used as gym and storage area installed with PIV system.

Outside



Low maintenance rear 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

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MAIN ROOMS AND DIMENSIONS

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.

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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 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.

