

Permit  
holders  
only P2  
Mon - Fri  
10 am - 11 am  
2 pm - 3 pm









A spacious, double fronted three bedroom mid terrace cottage, ideally positioned for an extensive range of local amenities, shopping facilities and Sunderland Royal Hospital. Internally the accommodation is all on one level and includes an entrance vestibule, hall, lounge, a modern kitchen, three bedrooms and a wet room/wc. Benefits of the property include double glazed windows, gas central heating to radiators and a yard to the rear with a remote control roller shutter access door. The accommodation provides a great opportunity for those purchasers looking to put their own stamp on a property, with no upper chain involved, early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via Composite entrance door.

## Entrance Vestibule

Door to hall.

## Hallway

## Lounge 14'3" into alcove x 13'1"

Double glazed window to rear, radiator and double doors connecting off to kitchen and bedroom 3.

## Kitchen 10'9" x 7'5"



Modern wall and base units with work surfaces over incorporating a sink and drainer unit, space for cooker, fridge freezer and washing machine, double glazed window, Composite door leading to courtyard, wall mounted boiler and internal door to wet room.

## Wet Room



Low level WC, pedestal washbasin and wet are with mains shower, tiled walls, double glazed window and chrome ladder style radiator.

## Bedroom 1 13'1" x 11'8" into alcove



Double glazed window to front and radiator.

## Bedroom 2 13'3" x 7'11"



Double glazed window to front and radiator.

## Bedroom 3 13'3" x 9'8" into alcove



Double glazed window to rear and radiator.

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



Courtyard to the rear with 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 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.

## Fawcett Street Viewings

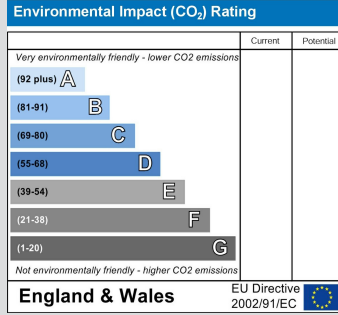
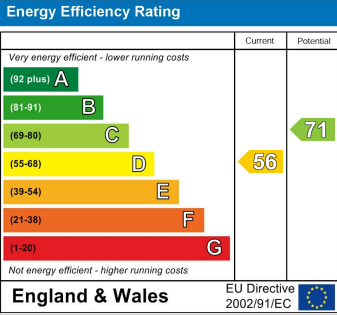
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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](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

