















A beautifully presented, double fronted mid terrace cottage, providing deceptively spacious accommodation. Internally the accommodation is accessed via an impressive hall with fixed staircase to an excellent loft space. There is a generous lounge / diner with French doors to the rear courtyard, a superb modern kitchen, a stunning bathroom/wc, featuring a walk in shower and there is a double bedroom. A staircase from the hall leads up to a loft area with a shower room/wc and a versatile space with a sky light window. Externally to the front there is a small forecourt and to the rear an enclosed courtyard with a roller shutter access door. Conveniently positioned just Off Chester Road, the property is well placed for local amenities, shops and schools, as well as for access to Sunderland Royal Hospital, the city centre and the University. Early viewing is essential.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to hall.

## Hallway



Spacious hall, double glazed window to front, staircase leading up to loft space, built in cupboard. Doors lead off to the lounge/diner and bedroom 1.

## Lounge/Diner 23'7" x 12'8"



Superb spacious room with a double glazed French door to rear, double glazed window to rear, a radiator. Opens through into the kitchen.

## Kitchen 11'5" x 8'2"



Fitted with a range of modern wall and base units with work surface over incorporating a sink and drainer unit, integrated appliances include an electric oven and electric hob, space provided for the inclusion of a fridge freezer, dishwasher and washing machine, double glazed window, radiator, wall mounted boiler and a door to the bathroom.

## Bathroom



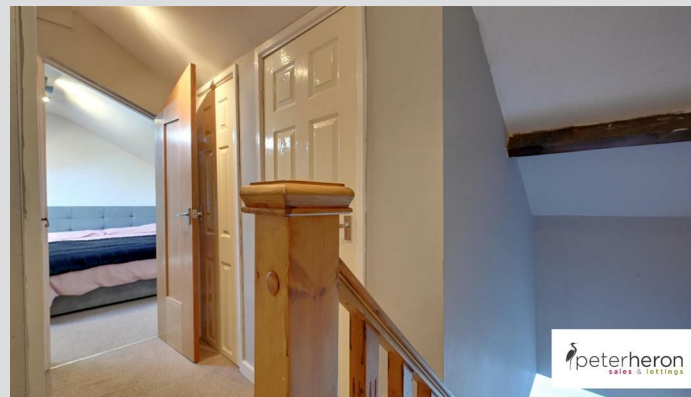
Fabulous contemporary bathroom with low level WC, wash hand basin set into vanity unit, bath and walk in shower with mains fed shower, radiator, two double glazed windows, tiled floor and part tiled walls.

## Bedroom 1 12'9" x 10'4" not inc robes



Double glazed bay window to front, window seat, radiator and fitted wardrobes.

## Loft



Radiator, built in cupboard providing excellent storage space and doors lead off to the shower room and loft area 1.

## Loft Area 1



Superb space floored and bordered out with sky light window and radiator.

## Shower Room



Low level WC, wash hand basin set into vanity unit and walk in shower, radiator.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Small forecourt to the front, delightful courtyard to the rear with block paved area, lawn and roller shutter door for access.

## Tenure FH

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Council TaxBand

The Council Tax 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 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

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## Viewings Fst

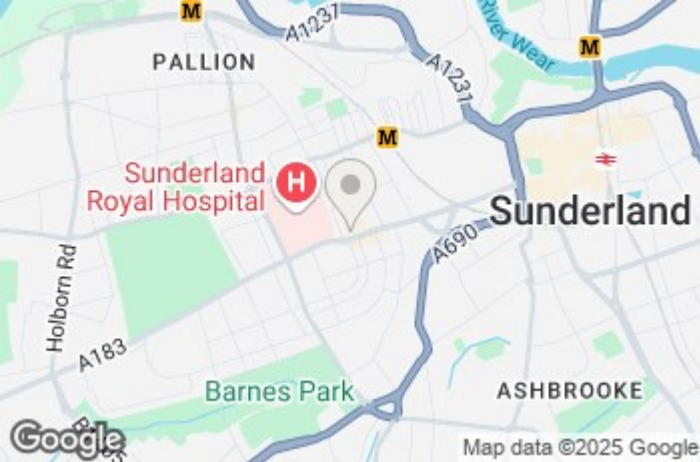
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

## Opening Times

Monday - Friday 9.00am to 5.00pm  
Saturday 9.00am to 12noon

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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