

A well presented and deceptively spacious mid terrace cottage, available November 2025. Internally on the ground floor there is an entrance vestibule, hall, generous lounge, modern kitchen, bedroom and bathroom/wc. A fixed staircase from the lounge leads up to an excellent loft area with sky light window and radiator. The property benefits from double glazed windows, gas central heating to radiators and a yard to the rear. This convenient location provides easy access to local amenities, Sunderland Royal Hospital and Sunderland City Centre as well as offering excellent transport links. Early viewing essential!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Accessed via an entrance door.

## Vestibule

Inner door to the hall.

## Hall

Radiator and doors connecting off to the lounge and bedroom.

## Lounge 13'3" x 17'6" maximum including staircase area

Double glazed window to the rear, radiator, staircase to loft area and door to the kitchen.

## Kitchen 9'8" x 5'8"

With fitted wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated appliances include an oven and hob. Space is provided for the inclusion of a fridge freezer and a washing machine. There's a double glazed window and an archway to the lobby.

## Lobby

Double glazed door to the rear courtyard and a door to the bathroom.

## Bathroom

Fit with a modern 3 piece suite comprising of a low level WC, pedestal wash hand basin and corner bath with electric shower over. There's a chrome ladder style radiator, tiled floor, part tiled walls and double glazed window.

## Bedroom 1 13'1" x 13'2" maximum measurements including fitte

Double glazed window to the front, radiator and fitted furniture including wardrobes and drawer units.

## Loft Space

An excellent floored and boarded out loft space with a skylight window, radiator and spotlights inset into the ceiling.

## Outside

There is a courtyard to the rear of the property.

## 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

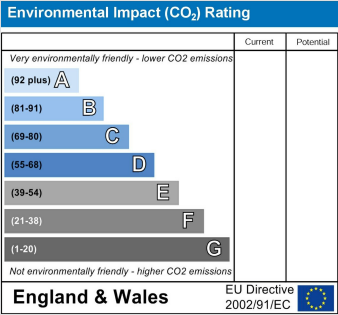
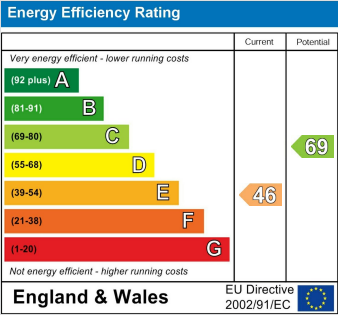
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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