















This stunning, three bedroom double fronted cottage, has recently undergone a significant programme of upgrading and modernisation to provide an impressive standard of accommodation. Internally the immaculate interior is all on one level and includes a hall, lounge, a superb modern fitted kitchen, a contemporary bathroom/wc and three bedrooms. Externally there is small forecourt to the front and a courtyard to the rear. Benefiting from double glazing and gas central heating to radiators. This convenient location is well placed for the shops on Chester Road, local amenities and schools as well as being ideal for Sunderland City Centre, Sunderland Royal Hospital and transport links including Millfield Metro Station. With immediate vacant possession and no upper chain involved, we highly advise viewing to appreciate the standard of accommodation on offer!

# MAIN ROOMS AND DIMENSIONS

## All On One Floor

Access via UPVC entrance door into

### Reception Hall



Radiator and doors to

### Lounge



Double glazed window to rear elevation, double radiator and doors to Kitchen and Bedroom 3.

### Kitchen



Range of modern wall and base units with countertops over incorporating a 1.5 bowl stainless steel sink and drainer unit

with mixer tap. Integrated oven, electric hobs and cooker hood. Space for fridge freezer, washing machine and tumble dryer. Double glazed window to rear elevation and door to rear hall.

### Rear Hall



Sliding door storage cupboard, door to bathroom and UPVC door to rear.

### Bedroom 1



Double glazed bay window to front elevation and a radiator.

### Bedroom 2



Double glazed window to front elevation and a radiator.

### Bedroom 3



Double glazed window to rear elevation and a radiator.

### Bathroom



Modern suite featuring a freestanding bath, walk in shower cubicle, low level wc and hand wash basin set into vanity unit. Chrome heated towel rail and double glazed window to rear.

### Outside



Low maintenance block paved rear courtyard with electric roller shutter.

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

## 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 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.

## Viewings Fst

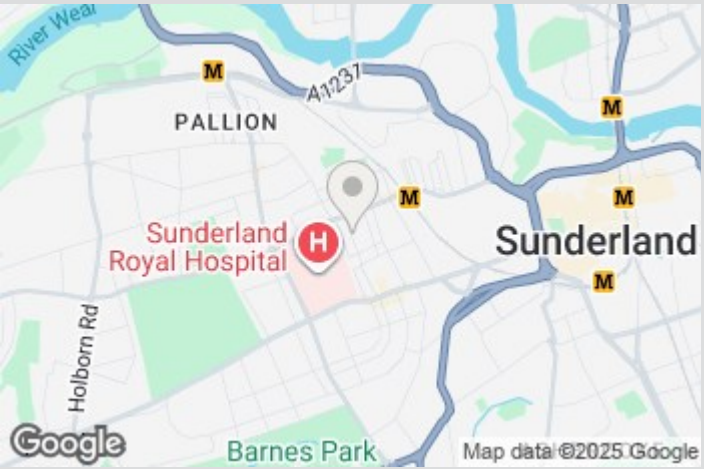
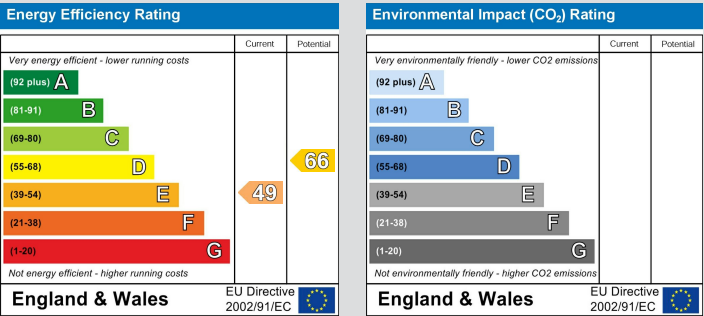
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

## 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.



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**Approximate total area<sup>(1)</sup>**  
71.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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