









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

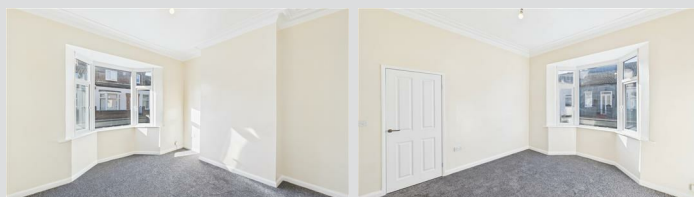
with mixer tap. Integrated oven, electric hobs and cooker hood. Space for fridge freezer, washing machine and tumble dryer. Double glazed window to rear elevation and door to rear hall.

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.

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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:-
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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 £300.00 by Movewithus Ltd.

Viewings Fst

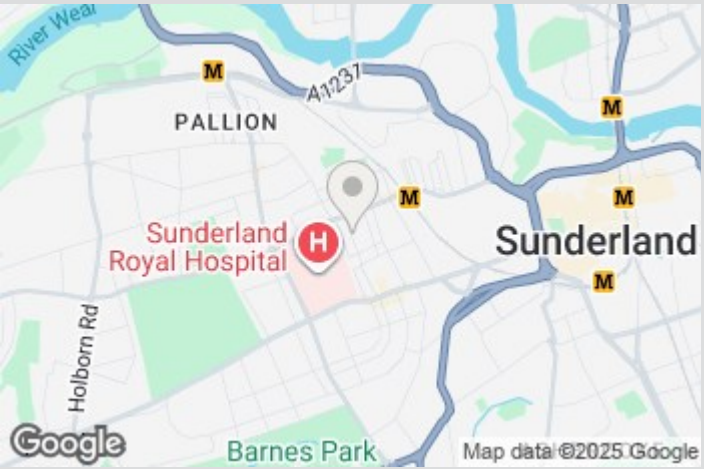
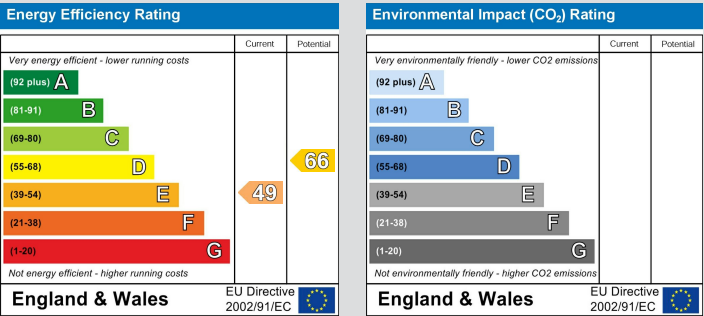
To arrange an appointment to view this property contact our Fawcett Street branch on .

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⁽¹⁾
71.2 m²

(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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