









This spacious mid-terraced is situated within walking distance of the City centre and is close to local shops and public transport links, as well as Sunderland University. The property is currently being used as four bedoomed accommodation with a spacious lounge and kitchen/diner, bedroom and a four piece bathroom suite to the ground floor. There are three additional bedrooms to the first floor and off-road parking at the rear courtyard via an up and over access door. Benefits include double glazed windows and combi gas central heating system. Viewing highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Entrance Hall

Radiator.

### Bedroom 1 16'2" x 13'10"

Double glazed bay window to front, radiator and feature cast iron gas fire.

### Lounge 13'10" x 18'8"



Two double glazed windows to rear, radiator and staircase to first floor.

### Kitchen 19'9" x 8'11"



Wall and floor cupboards with work surfaces over incorporating sink unit, integrated appliances include electric oven and gas hob, space for washing machine and fridge freezer. Wall mounted gas combi boiler. Double glazed window to rear and UPVC door to rear.

## Bathroom



Low level WC, pedestal washbasin, panel bath and separate shower cubicle, double glazed window, and heated towel rail.

## First Floor Landing

### Bedroom 2 18'8" x 14'4"

Dormer window and radiator.

### Bedroom 3 10'7" x 15'5"

Dormer window and radiator. Access to bedroom 4.

### Bedroom 4 14'7" x 9'3"

Dormer window and radiator. Storage cupboard.

## Outside



To the rear an enclosed courtyard with up and over access for providing off street parking.

## Council Tax Band

The Council Tax Band is Band B.

## 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

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City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

## Fawcett Street Viewings

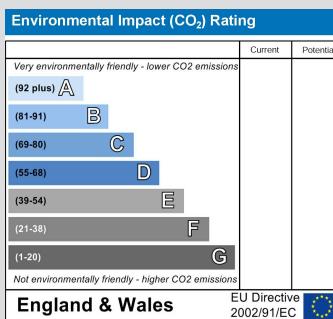
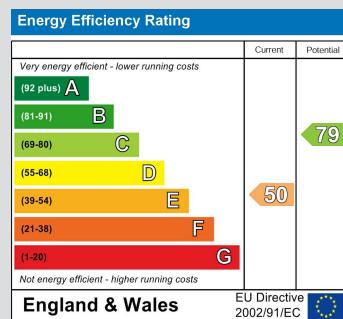
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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