









A deceptively spacious three bedroom, two reception room double fronted, mid terrace cottage, ideally situated within this popular and convenient location. Internally the well-appointed accommodation is laid out over two levels and on the ground floor includes a hall, lounge, dining room, an attractive modern fitted kitchen, shower room/wc and two well-proportioned bedrooms whilst to the first floor is a third generous bedroom. Externally there a delightful courtyard to the rear with an electric roller shutter access door. This location is well placed for local amenities, shops and schools as well as being ideal for Sunderland City Centre, Sunderland Royal Hospital and transport links including Millfield Metro Station. Early viewing is highly recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

### Entrance Hall



Radiator.

### Dining Room 13'3" x 10'9"



Double glazed window to rear, radiator, staircase to first floor with under stairs storage cupboard.

### Lounge 11'0" x 11'0"



Double glazed window to front, radiator and feature fireplace.

### Kitchen 9'1" x 7'10"



Fitted modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include and oven, hob, fridge, freezer and washing machine. Double glazed window and double glazed door to courtyard. Door to shower room.

### Shower Room



Low level WC, washbasin and set in shower cubicle with electric shower, radiator, tiled walls, chrome style radiator.

### Bedroom 1 10'5" into alcove x 11'1"



Double glazed window to front and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 10'9" x 10'7"

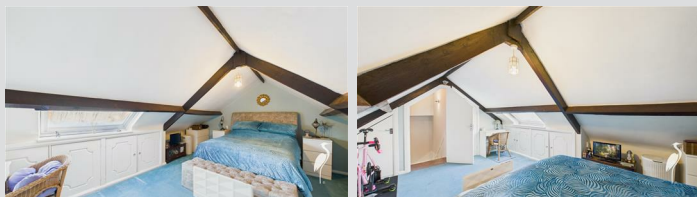


Double glazed window to rear, radiator and built in cupboard housing the central heating boiler.

## First Floor

Door to bedroom 3.

## Bedroom 3 16'4" x 6'6"



Approximate measurements as sloping ceiling. Two skylight windows, built in wardrobe and cupboards built into the eaves.

## Outside



Delightful courtyard to the rear with electric roller shutter access door.

## Council Tax Band

The Council Tax Band is Band A.

## 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

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.

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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.

## 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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# MAIN ROOMS AND DIMENSIONS

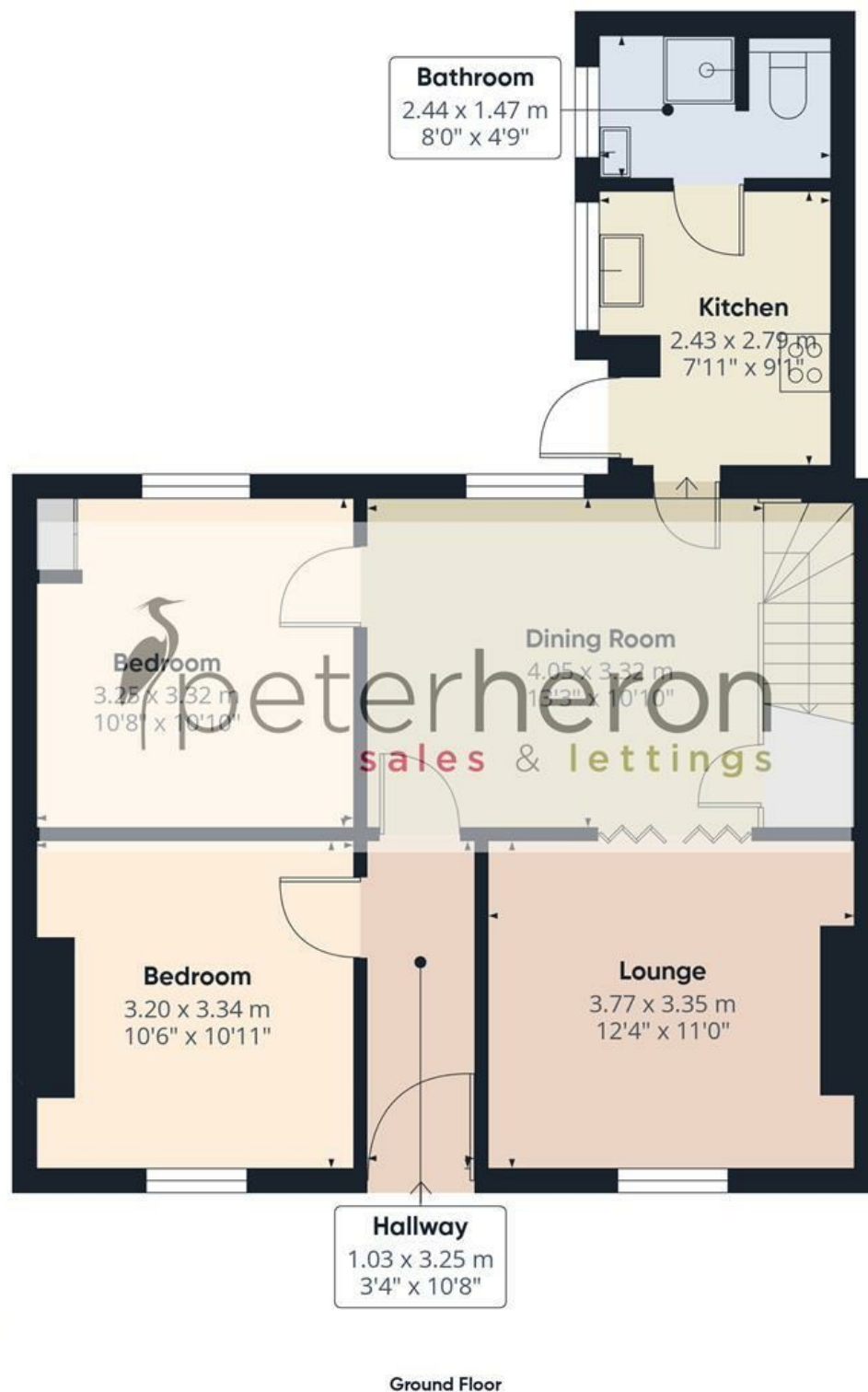
| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | 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<br>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<br>2002/91/EC |  |



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**Approximate total area<sup>(1)</sup>**

84.9 m<sup>2</sup>

915 ft<sup>2</sup>

**Reduced headroom**

8.5 m<sup>2</sup>

91 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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