









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"



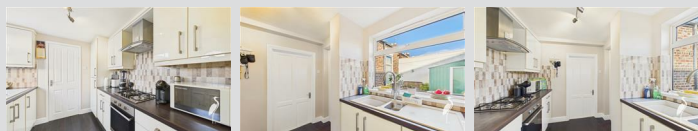
Double glazed window to rear, radiator, staircase to first floor with under stairs storage cupboard.

Lounge 11'0" x 11'0"



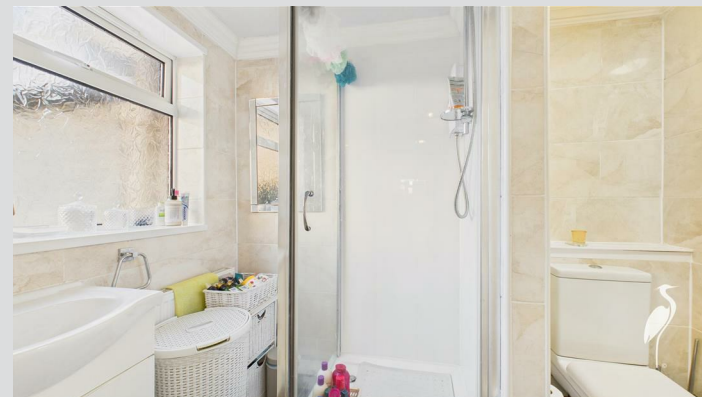
Double glazed window to front, radiator and feature fireplace.

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"

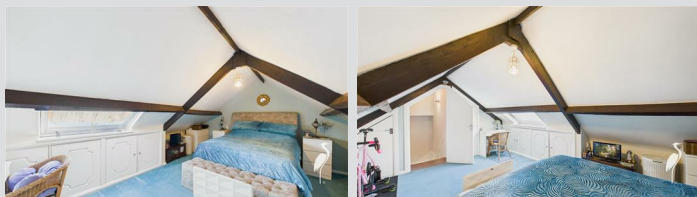


Double glazed window to rear, radiator and built in cupboard housing the central heating boiler.

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.

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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

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

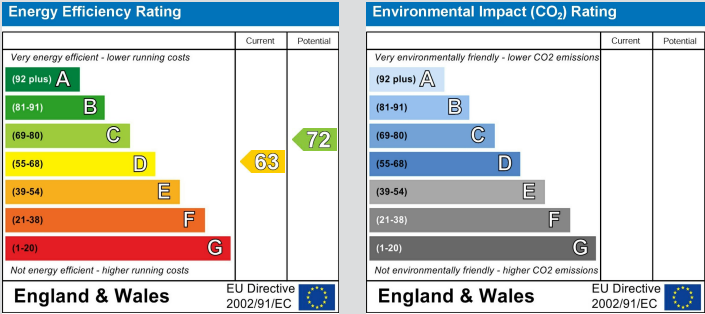
Ombudsman

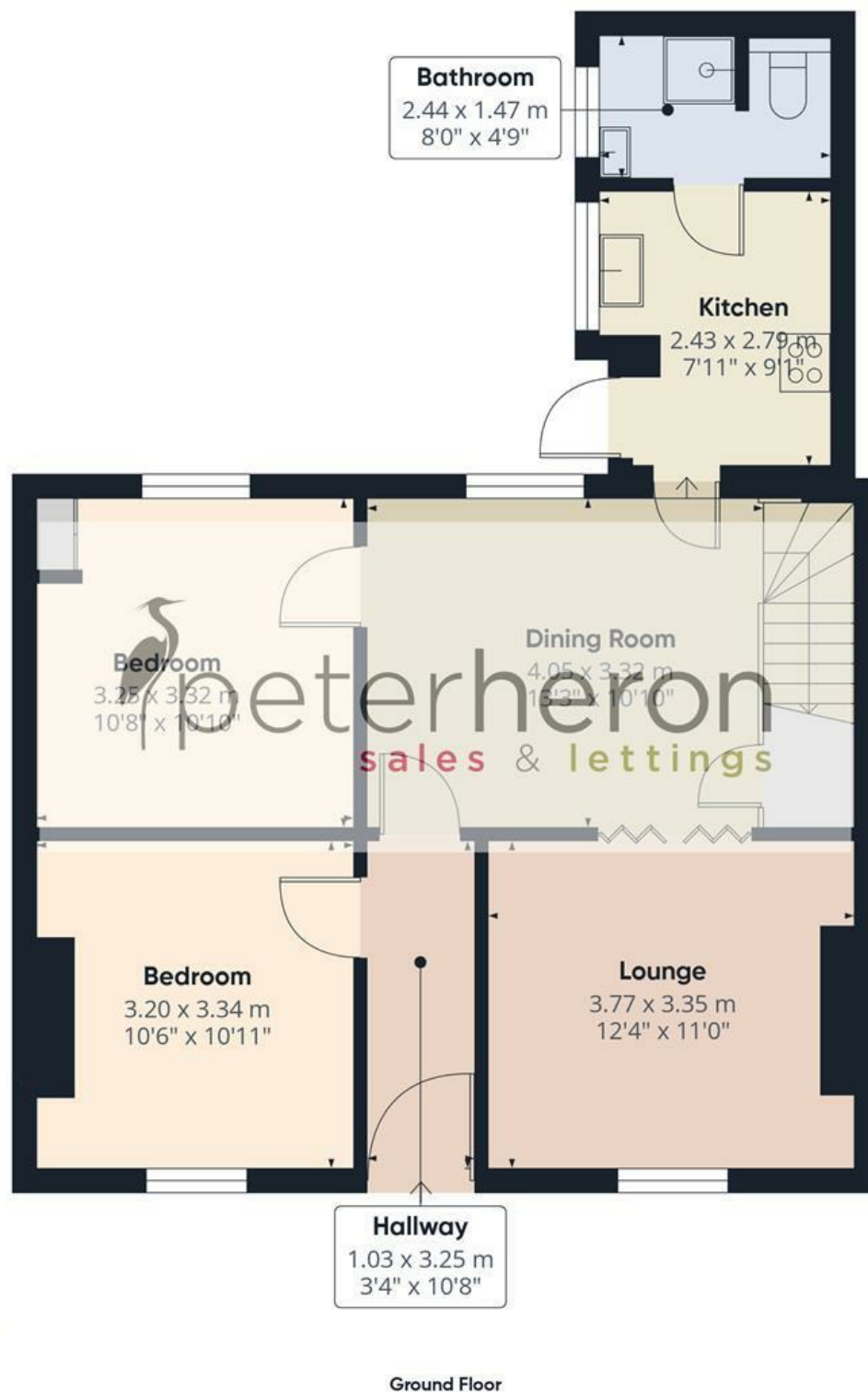
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MAIN ROOMS AND DIMENSIONS





Approximate total area⁽¹⁾

84.9 m²

915 ft²

Reduced headroom

8.5 m²

91 ft²

(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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