









This impressive, three bedroom double fronted cottage, has recently undergone a significant programme of upgrading and modernisation to provide an exceptional standard of accommodation. Internally the immaculate interior is all on one level and includes a hall, lounge, a superb modern fitted kitchen, a contemporary shower room/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. The property is well located for local amenities, shops and schools, Sunderland Royal Hospital and Sunderland University, as well as providing easy access to the City Centre and transport connections, including Pallion Metro Station.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via UPVC entrance door.

Entrance Hall

Radiator.

Lounge 12'1" x 15'2"

UPVC double glazed French patio doors to rear and radiator. Door to kitchen and bedroom 2.

Kitchen 7'10" x 6'0"

Wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hob and hood. Space for fridge freezer and washing machine. Double glazed window to rear, radiator and sliding door to shower room.

Shower Room

Low level WC, washbasin set into vanity unit and shower cubicle, radiator and double glazed window to rear.

Bedroom 1 12'2" x 11'1"

Double glazed bay window to front and radiator.

Bedroom 2 12'3" x 9'10"

Double twisted window to rear, radiator and storage cupboard.

Bedroom 3 12'1" x 9'10"

Double glazed window to front and radiator.

Outside

Enclosed courtyard to rear with an outhouse and wooden gate to access rear lane.

Council Tax Band

The Council Tax Band is Band A.

Lettings Important Info.

We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only

and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Fawcett Street Viewings

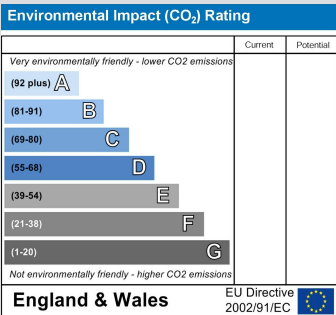
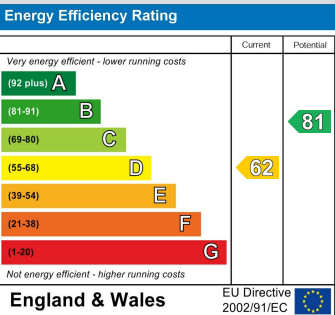
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Visit www.peterheron.co.uk or call 01915106114