









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. 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 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"



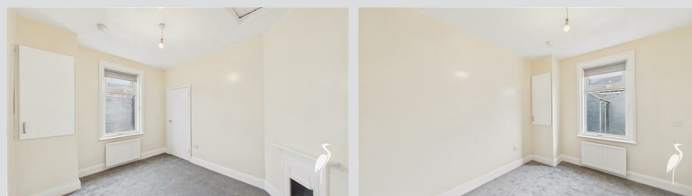
Double glazed bay window to front and radiator.

## Bedroom 2 12'3" x 9'10"



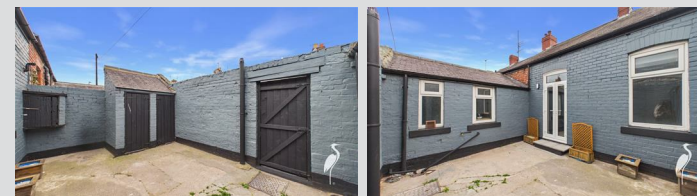
Double twisted window to rear, radiator and storage cupboard.

## 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.

## 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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# MAIN ROOMS AND DIMENSIONS

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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

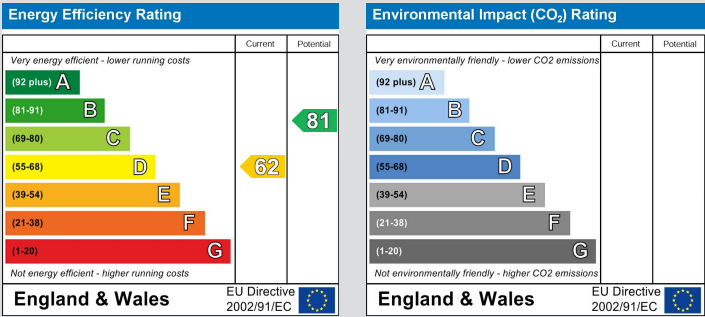
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

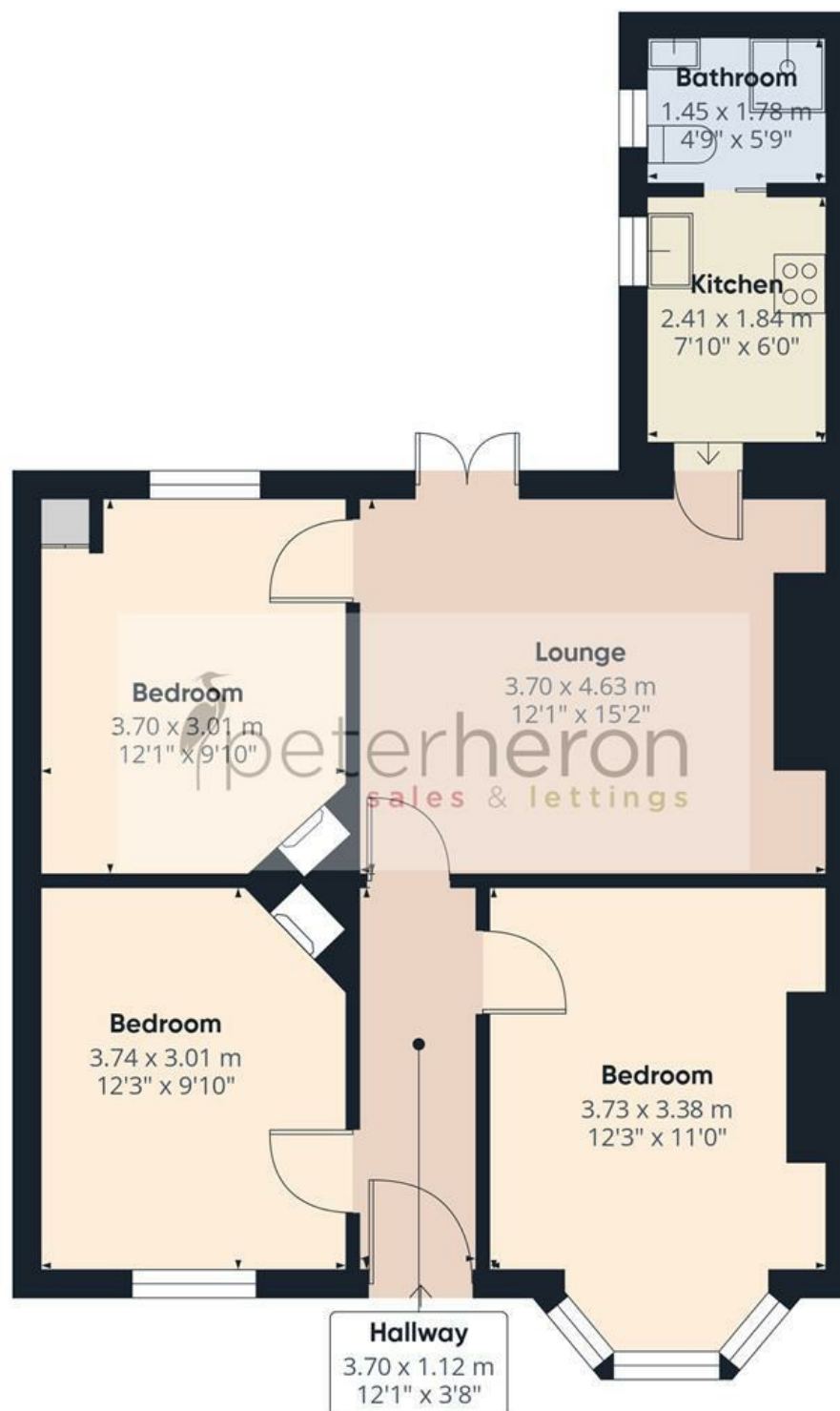
## Ombudsman

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



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

62.8 m<sup>2</sup>

675 ft<sup>2</sup>

(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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