









A stunning, three bedroom double fronted mid terrace cottage, providing a beautifully presented interior within this highly regarded location. Internally the stylish accommodation is all on one level and briefly comprises of a hall and a superb lounge with an inset contemporary fire. There is a fabulous breakfasting kitchen, fitted with an excellent range of units and a selection of integrated appliances. Completing the accommodation is a luxury bathroom/wc and three well-proportioned bedrooms. Externally there is a forecourt to the front and a delightful courtyard to the rear. This location is ideally placed for local amenities, shops and schools as well as being all placed for the Sea Front with its wonderful beaches, the Marina and Riverside, as well as offering excellent transport connections. We highly advise arranging a viewing to fully appreciate this remarkable home!

MAIN ROOMS AND DIMENSIONS

All On Ground Floor

Access via UPVC entrance door into

Hall



Vertical radiator and doors to Bedrooms and Lounge.

Lounge 11'9" x 14'2"



Double glazed window rear, tall radiator and feature media wall with built in electric fire. Door to

Breakfasting Kitchen 16'9" x 7'11"



Range of wall and base units with luxury work surfaces over incorporating a 1.5 bowl sink and drainer unit with mixer tap. Integrated appliances include an oven, electric hob with extractor over, washing machine and dishwasher. Space has been provided for an American style fridge freezer. There is a double-glazed window, UPVC double-glazed French doors to rear courtyard, a radiator and door to the rear lobby.

Rear Lobby

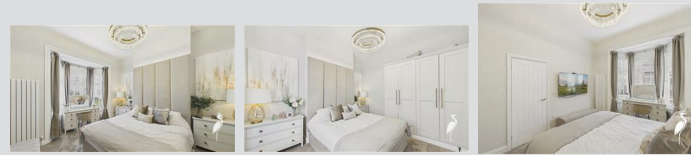
Two built-in storage cupboards and door to bathroom.

Bathroom



Luxury bathroom with a low level wc, wash hand basin set on to a vanity unit and a bath with dual head waterfall shower over. There is a double glazed window.

Bedroom 1 13'8" x 12'0"



Double glazed bay window to front elevation, tall radiator and built in wardrobes.

Bedroom 2 13'4" x 7'4"



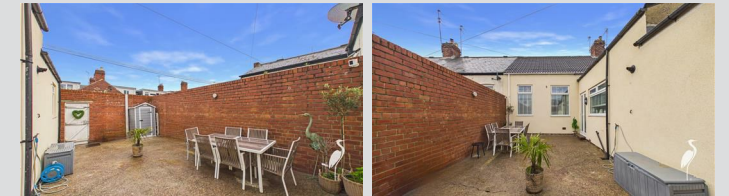
Double glazed window to rear elevation and a radiator.

Bedroom 3 11'10" x 7'4"



Double glazed window to front elevation and a tall radiator

Outside



Low maintenance rear courtyard with a shed and gate to access rear lane.

Tenure FH

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax is Band A

Important Notice

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

Visit www.peterheron.co.uk or call 0191 510 3323

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

MAIN ROOMS AND DIMENSIONS

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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

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.

Viewings Srd

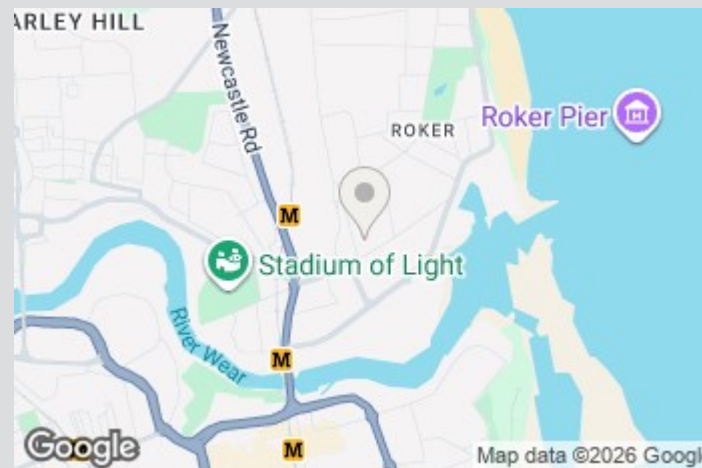
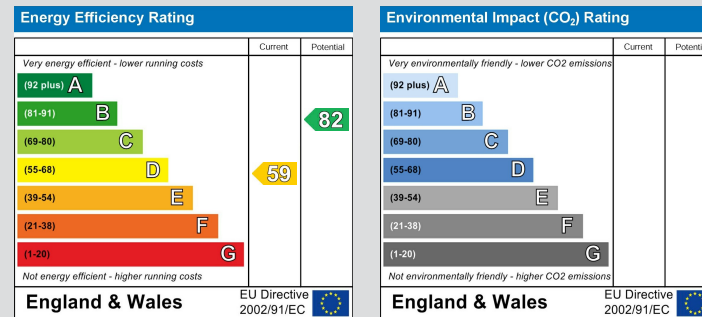
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

Opening Times

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

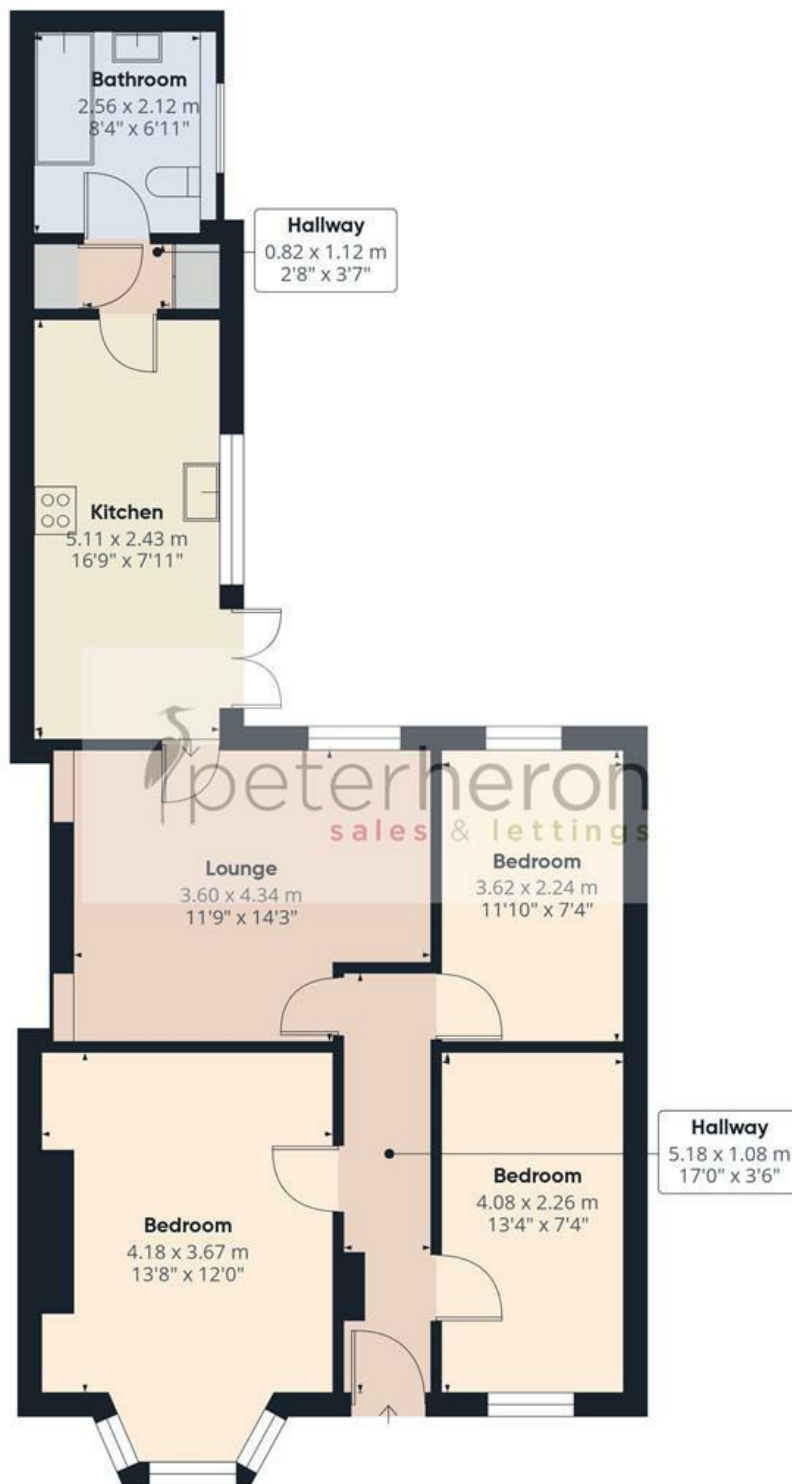
Ombudsman

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 0191 510 3323

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



Approximate total area⁽¹⁾

74.7 m²

804 ft²

(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.

GIRAFFE360