









An immaculately presented two bedroom mid terrace cottage, providing spacious and ready to move into accommodation within this popular and convenient location. Internally the accommodation is all on one level and includes a hall, an attractive lounge, kitchen, bathroom/WC and two bedrooms. The property benefits from gas central heating to radiators, double glazing and a courtyard to the rear. This location is ideally placed for access to local amenities, shops and offers excellent transport connections to surrounding areas and major road links. With immediate vacant possession and no upper chain involved, early viewing is highly recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via double glazed entrance door to the hallway.

Hallway



Radiator and doors to the lounge and bedroom 1.

Lounge 10'10" x 13'8"



Double glazed window to the rear, radiator and doors to the kitchen and bedroom 2.

Kitchen 7'5" x 11'10"



Fitted with a range of modern wall and base units with work surfaces over incorporating a sink and drainer unit, space for cooker, fridge freezer and washing machine. Double glazed

window, double glazed door to courtyard, tiled floor and wall mounted boiler, door to bathroom.

Bathroom



Three piece suite comprising a low level WC, pedestal wash hand basin and panel bath with mains fed shower over, chrome ladder style radiator, tiled floor, part tiled walls and 2x double glazed windows.

Bedroom 1 13'7" x 12'0"



Double glazed window to the front and a radiator.

Bedroom 2 6'6" x 13'10"



Double glazed window to the rear and a radiator.

Outside



Courtyard to rear with double timber access gates.

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

Visit www.peterheron.co.uk or call **01915103323**

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

MAIN ROOMS AND DIMENSIONS

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.

Fawcett Street Viewings

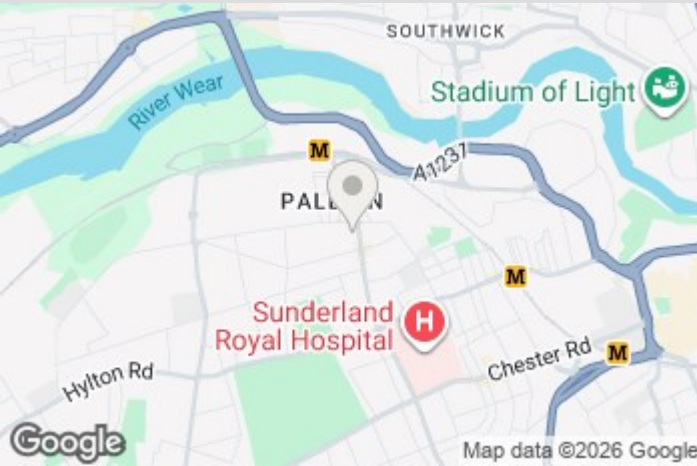
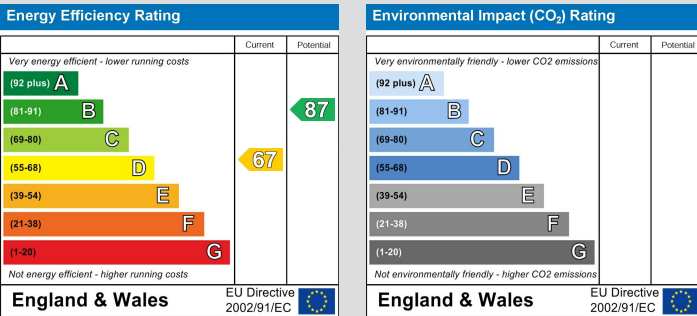
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

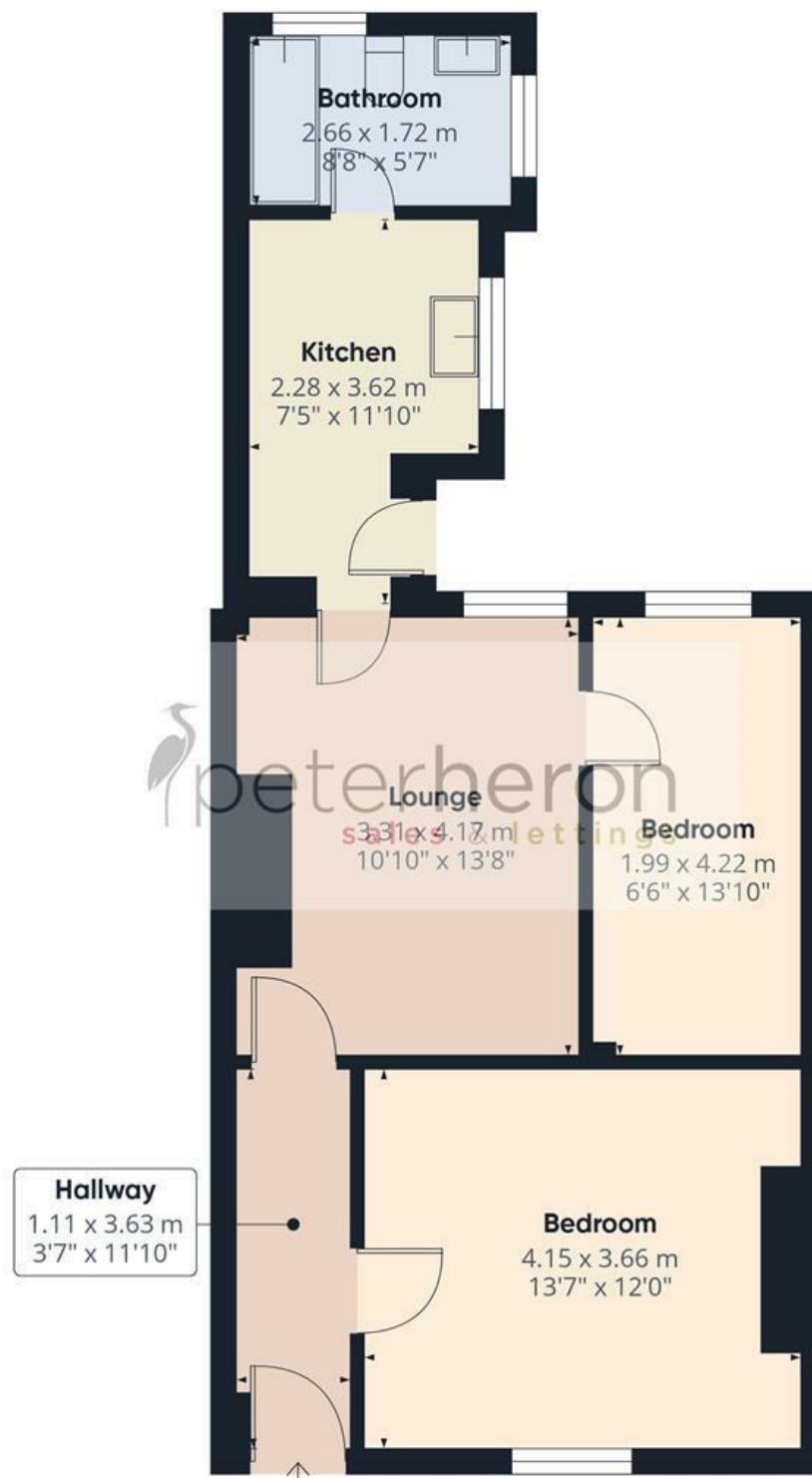
Ombudsman

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 01915103323

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



Approximate total area⁽¹⁾

52.1 m²

560 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