









A well presented two bedroom end terrace cottage, pleasantly situated on this delightful tree lined road within the popular area of St Gabriel's. Internally the accommodation is all on one level and includes an entrance vestibule, hall, lounge with French doors to the rear courtyard, a fitted kitchen, a modern bathroom/wc and two bedrooms. Externally there is a small forecourt area to the front and a delightful courtyard to the rear. This ideal location provides easy access to local amenities, shopping facilities, Sunderland Royal Hospital and transport links. With immediate vacant possession and no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via UPVC entrance door with inner wooden door to

Reception Hall



2x storage cupboards, radiator and doors to

Lounge 12'8" x 14'3"



Double glazed UPVC French patio doors to rear, radiator and feature fireplace. Door to kitchen.

Kitchen 11'9" x 8'5"



Range of wall and base units with countertops over incorporating a 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hobs and cooker hood. Space provided for a washing machine and fridge freezer. 2x double glazed windows to the rear, radiator and door to rear hall.

Rear Hall

Storage cupboard, UPVC door to rear and door to bathroom.

Bathroom



Low level WC, wash hand basin, bath with shower over, double glazed window to the rear and a radiator.

Bedroom 1 12'8" x 14'1"



Double glazed bay window to the front and a radiator.

Bedroom 2 9'4" x 9'4"



Double glazed window to the rear and a radiator.

Outside



Low maintenance rear courtyard.

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

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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.

Viewings Fst

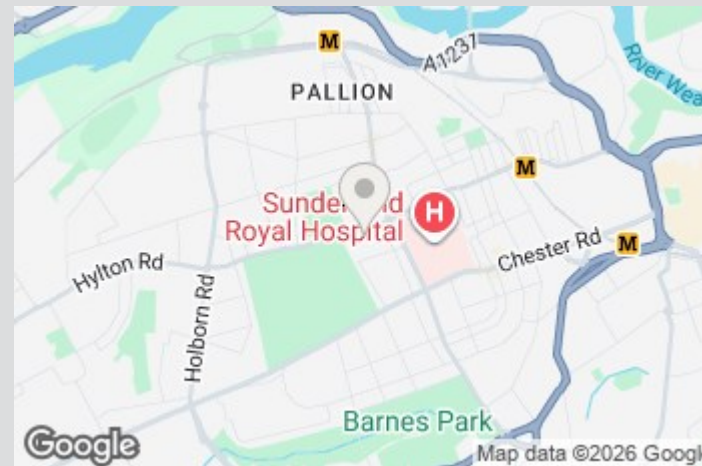
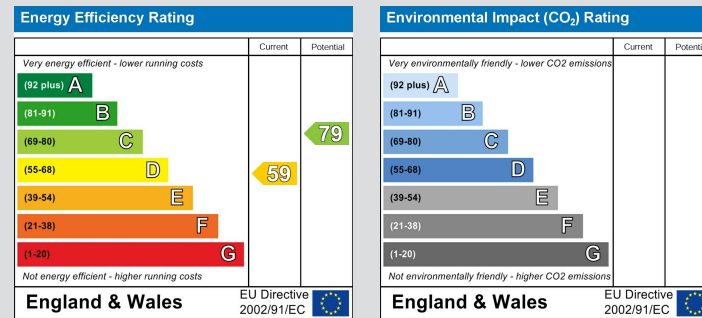
To arrange an appointment to view this property contact our Fawcett Street branch on .

Opening Times

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

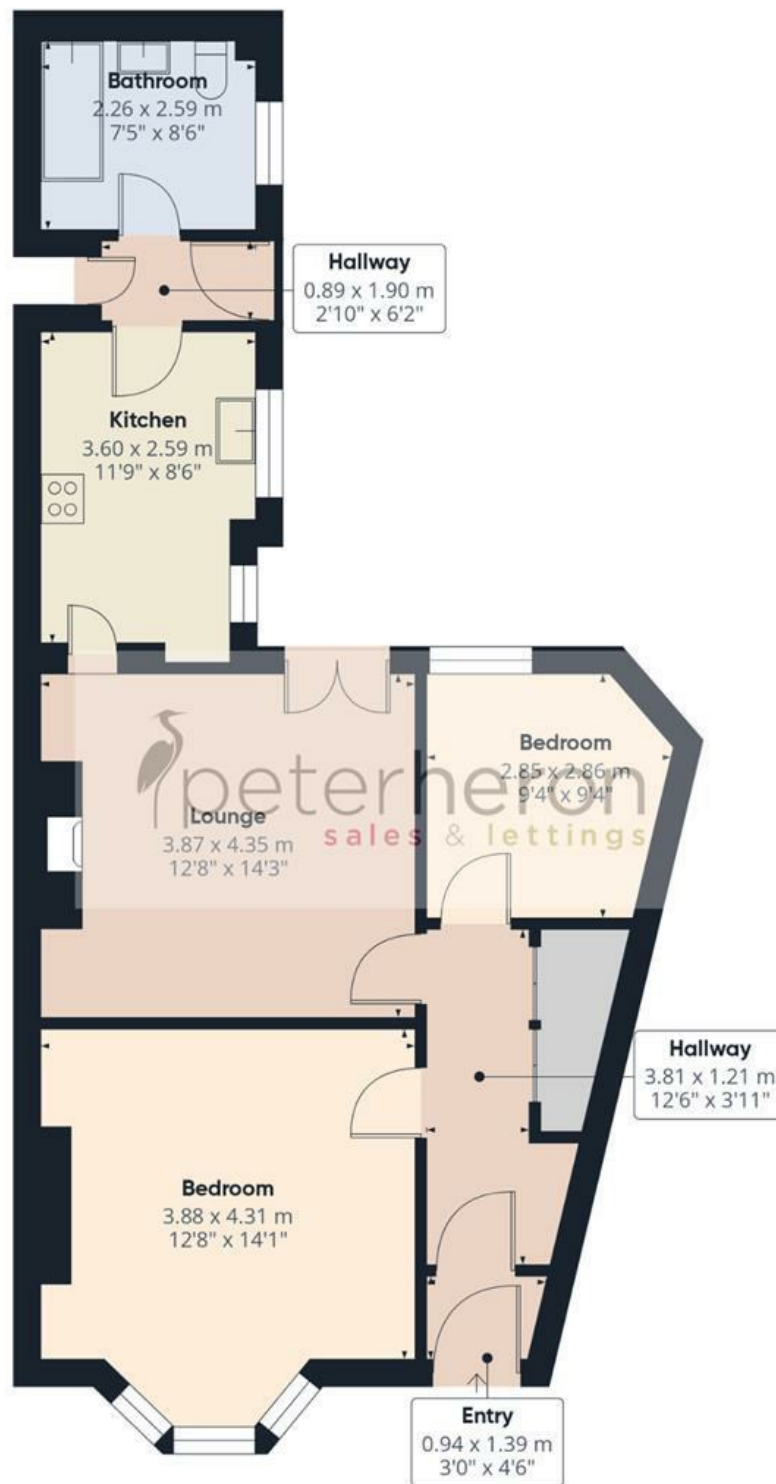
Ombudsman

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Approximate total area⁽¹⁾

66.5 m²

716 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.

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