









This attractive two bedroom mid terrace cottage provides well presented accommodation within this popular and convenient location. The accommodation is all on one level, briefly comprising of a hall, lounge, kitchen, an impressive contemporary shower room and two bedrooms. Externally, there is an enclosed rear courtyard with a remote control roller shutter access door. Conveniently located close to local amenities, shops, and transport links, as well as being ideally placed for Sunderland Hospital and Sunderland University. Early viewing essential!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via entrance door.

Entrance Hall



Radiator.

Lounge



Double glazed window to rear, feature fireplace and radiator.
Door to kitchen.

Kitchen



Wall and base units with work surfaces over incorporating sink and drainer unit, integrated electric oven and electric hob, space for washing machine, two double glazed windows to side and radiator.

Rear Lobby



Wall mounted boiler and space for fridge. Door to bathroom and door to courtyard.

Shower Room



Contemporary suite comprising of a low level WC with concealed cistern and washbasin vanity unit with cupboards under, step in shower cubicle, attractive cladding to walls, chrome ladder radiator and double glazed window.

Bedroom 1



Double glazed window to front and radiator.

Bedroom 2



Double glazed window to rear and radiator.

MAIN ROOMS AND DIMENSIONS

Outside



Enclosed courtyard to the rear with roller shutter access door.

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 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.

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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

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.

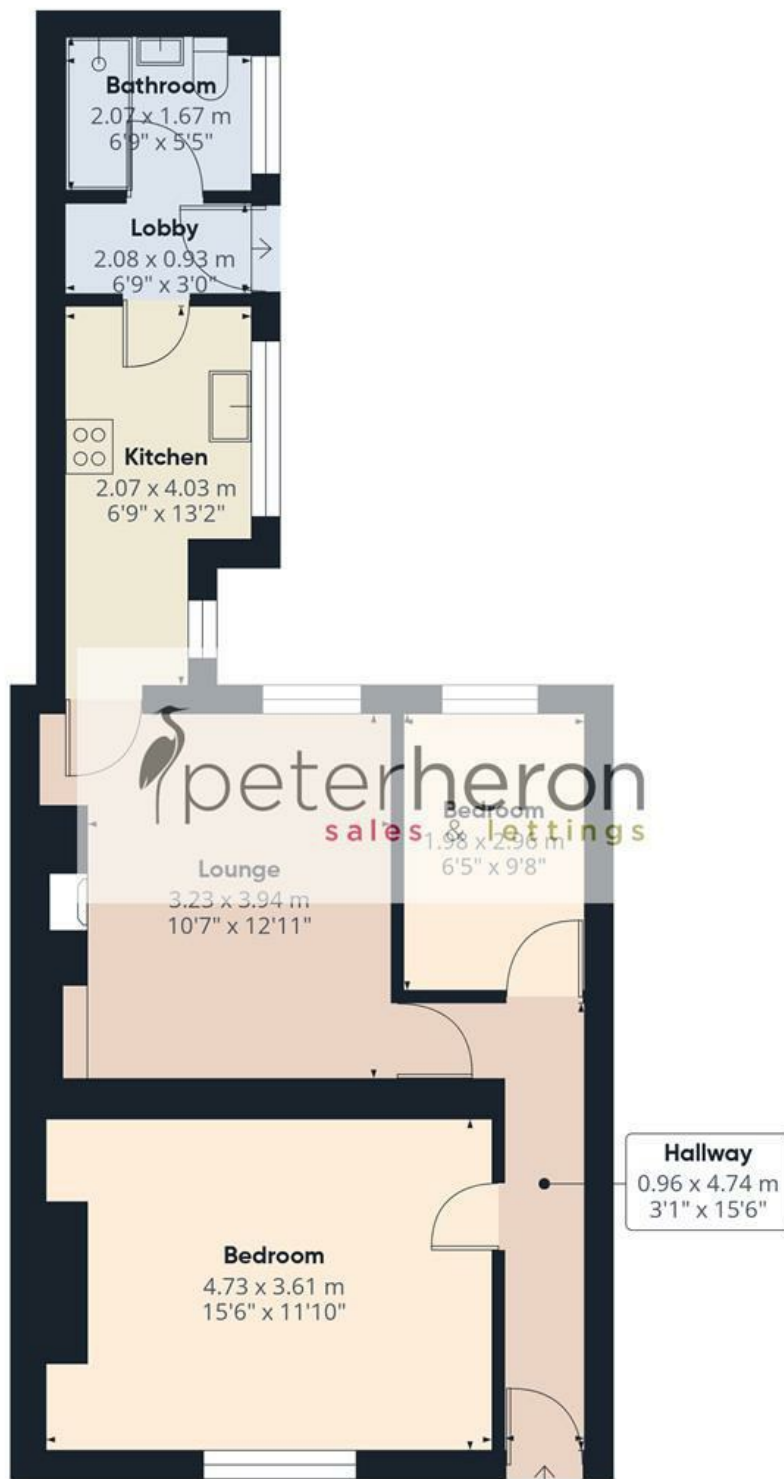


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Visit www.peterheron.co.uk or call 01915103323

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Approximate total area⁽¹⁾

54.7 m²

591 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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