









Occupying a quiet position on this popular street situated close to Fulwell Road and convenient for an extensive range of local amenities, this lovely two bedroom mid terraced cottage offers a comfortable stair free living space and ideal for both first time buyers and those looking to downsize.

Internally accommodation comprises reception hall, living room, kitchen, two bedrooms and a bathroom whilst externally there is a well proportioned courtyard to the rear with off street parking.

Benefiting from gas central heating and UPVC double glazing, the property is within easy walking distance of Stadium of Light and Seaburn Metro stations, Sea Road shopping centre, local shopping markets and major routes serving Sunderland City centre and the wider Northeast region. Available with no upward chain, this delightful home can only be fully appreciated upon internal inspection.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via Composite entrance door.

## Entrance Hall

Radiator. Doors to living room and bedroom 1.

## Living Room 8'6" x 12'1"



Double glazed window to rear, electric fire and radiator. Doors to bedroom 2 and kitchen.

## Kitchen 5'8" x 11'8"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Space for an oven, fridge freezer, washing machine and tumble dryer. Double radiator and door to bathroom. Double glazed window and UPVC door to rear courtyard. Door to bathroom.

## Bedroom 1 12'0" x 11'2"



Double glazed window to front and radiator.

## Bedroom 2 6'7" x 12'2"



Double glazed window to rear and radiator. Access via living room.

## Bathroom



Low level WC, washbasin set into vanity unit and bath with shower over, chrome heated towel rail and 2x double glazed windows to rear.

## Outside



Enclosed rear courtyard with shutter access door.

## Council Tax Band

The Council Tax Band is Band A.

## 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.

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.

## Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 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

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

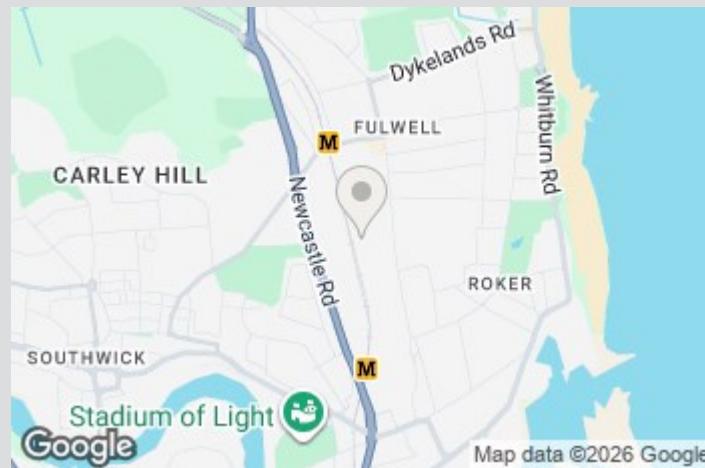
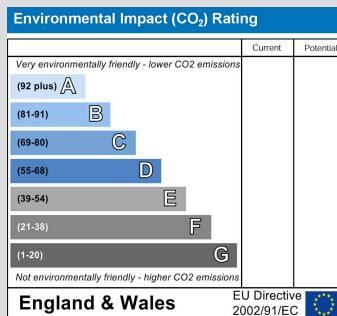
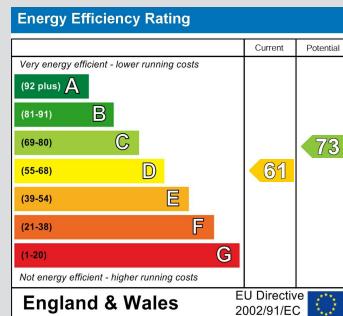
Tried. Trusted. Recommended.

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

# MAIN ROOMS AND DIMENSIONS

## Ombudsman

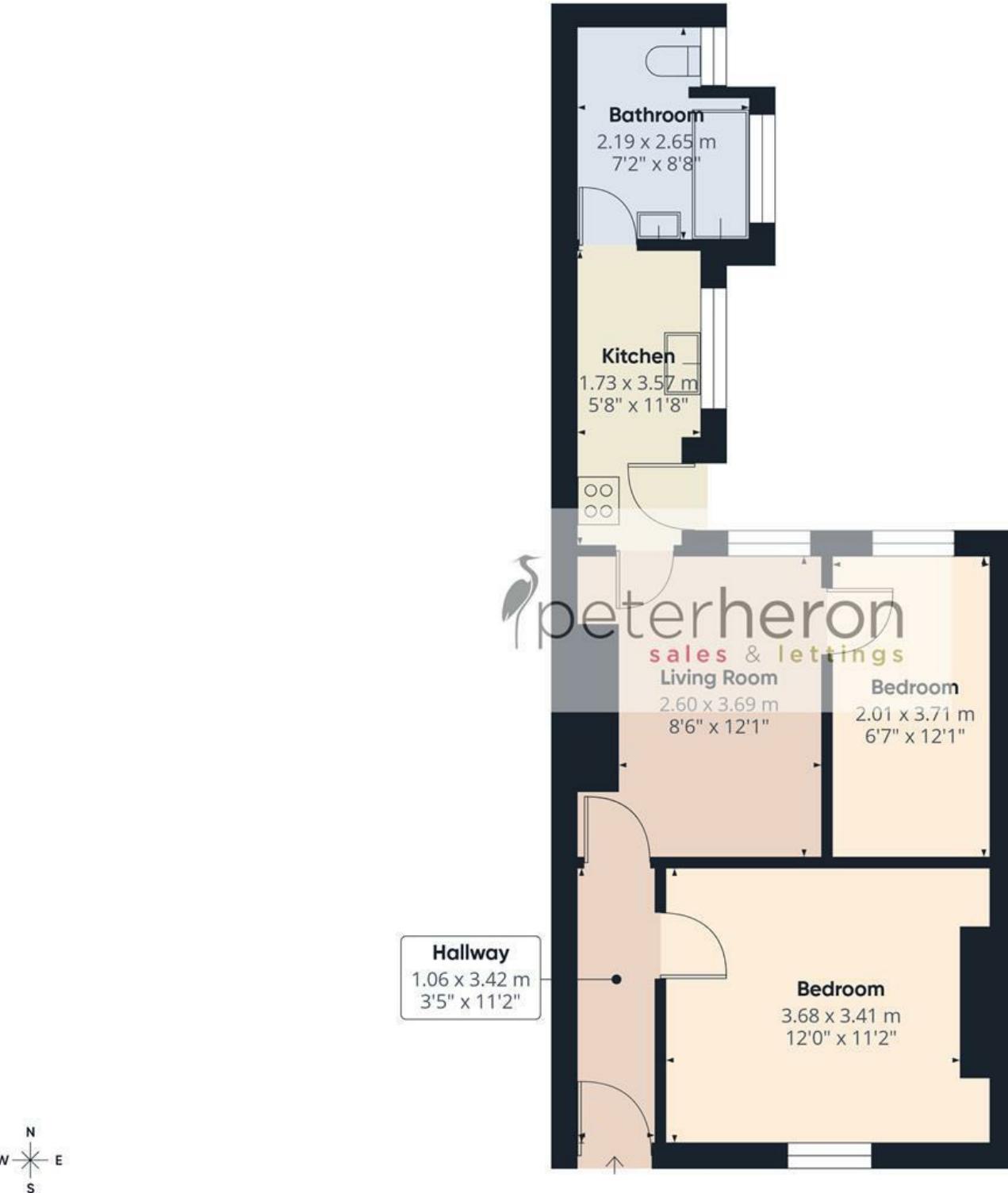
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Tried. Trusted. Recommended.

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

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323



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

46.2 m<sup>2</sup>

498 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.