









A generously proportioned three bedroom, two reception room mid terrace dormer cottage, providing spacious accommodation within this popular and convenient location. Briefly comprising to the ground floor of a hall, lounge, dining room, kitchen, lean to and a shower room/wc whilst to the first floor there are three well-proportioned bedrooms. Externally there is a courtyard to the rear with a car port. This popular and convenient location is ideal for local amenities and is within easy reach of the Coast, Sea Road shopping centre, transport links and the City Centre. With no upper chain involved, early viewing is highly recommended to appreciate the potential of the accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Reception Hall



Radiator and door to dining room.

Lounge 12'9" x 13'2"



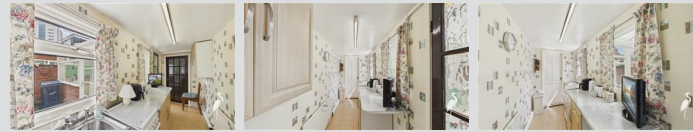
Double glazed window to front, radiator, feature fire and built in storage cupboard. Sliding double doors to dining room.

Dining Room 14'9" x 17'5"



Double glazed window looking to lean to, radiator, feature fireplace and stairs to first floor. Door to kitchen.

Kitchen 14'3" x 4'9"



Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer. Space for an oven. Radiator, double glazed window to rear and single glazed window looking into lean to. Doors to lean to and rear hall.

Rear Hall

Door to courtyard and internal door to shower room.

Shower Room



Low level WC, washbasin and shower cubicle, double glazed window and radiator.

Lean To 7'7" x 12'0"



Double and single glazed windows to rear. Base units with countertops over providing space for a washing machine, tumble dryer and fridge freezer. Door to courtyard.

First Floor Landing

Bedroom 1 9'4" x 11'7"



Double glazed window to rear, radiator and built in wardrobes.

Bedroom 2 12'9" x 7'5"



Double glazed window to front and radiator.

Bedroom 3 9'6" x 7'4"



Double glazed window to front and radiator.

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MAIN ROOMS AND DIMENSIONS

Outside



Courtyard to the rear with gated access to a covered carport providing off street parking. Outhouse.

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.

Sea Road Viewings

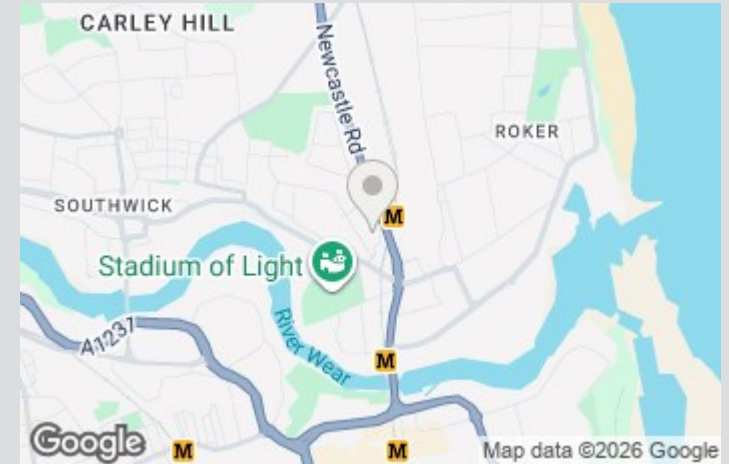
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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	

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Approximate total area⁽¹⁾

91.5 m²

984 ft²

Reduced headroom

0.7 m²

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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