









A spacious two bedroom double fronted cottage, ideally situated within this popular and convenient location. Internally the well presented accommodation includes a hall, generous lounge / diner, kitchen, bathroom/wc and two bedrooms. A fixed staircase from the lounge / diner leads up to an excellent and versatile loft space. Externally there is a courtyard to the rear with a roller shutter access door, providing off street parking. Benefiting from double glazing and gas central heating to radiators. This location is well placed for the shops on Chester Road, local amenities and schools as well as being ideal for Sunderland City Centre, Sunderland Royal Hospital and excellent transport links including Millfield Metro Station. With immediate vacant possession and no upper chain involved, we highly advise early viewing!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via double glazed entrance door.

Entrance Hall



Radiator.

Lounge/Diner 20'8" x 11'3"



Double glazed window to rear, radiator, feature fireplace with electric fire and staircase leading to loft space.

Kitchen 7'10" x 12'2"



Wall and base units with work surfaces over incorporating sink unit, integrated appliances include electric oven and hob, fridge and freezer, space for washing machine, radiator, double glazed window, double glazed door to courtyard. Wall mounted boiler. Door to bathroom.

Bathroom



Low level WC, pedestal washbasin and panel bath, double glazed window and radiator.

Bedroom 1 12'0" x 12'2"



Double glazed window to front and radiator.

Bedroom 2 7'2" x 12'0"



Double glazed window to front and radiator.

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MAIN ROOMS AND DIMENSIONS

Outside



Courtyard to the rear with a wider than average electric roller shutter access door.

Loft Space 11'0" x 15'3" plus 5'11" x 15'4"



Accessed via a fixed staircase from the lounge, the area has been divided into two spaces, floored and boarded out, as well plastered and painted, 2x Velux windows.

External Doors

Our client has informed us they are the process of putting a new front door and rear door onto the property.

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.

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

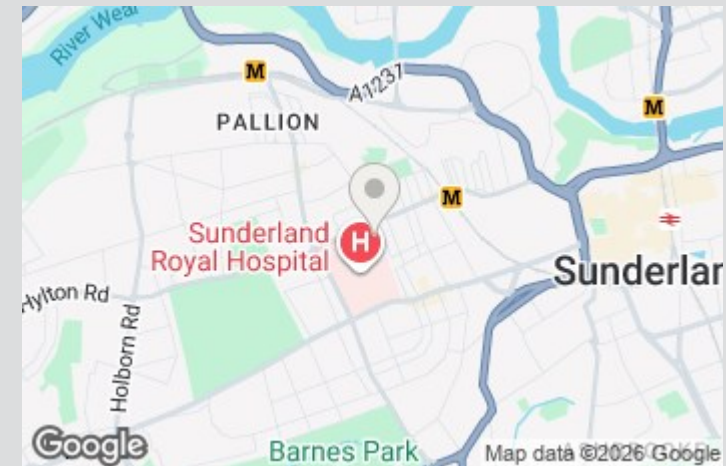
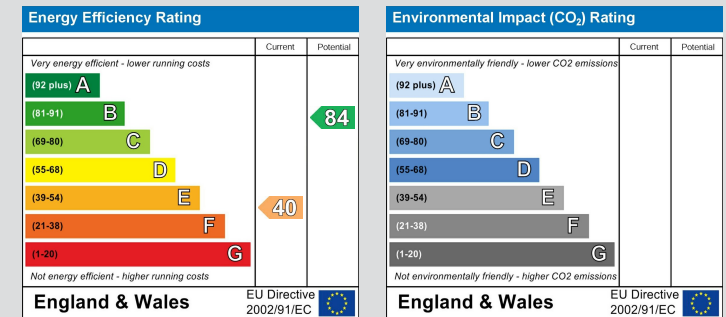
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.

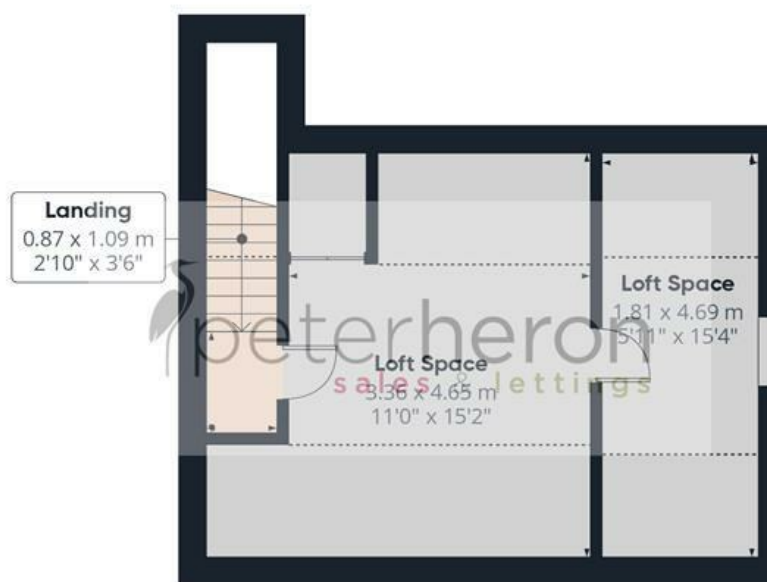


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Ground Floor



First Floor

Approximate total area⁽¹⁾

85.6 m²
921 ft²

Reduced headroom

12.6 m²
135 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.

