









This impressive, three bedroom double fronted cottage, has recently undergone a significant programme of upgrading and modernisation to provide an exceptional standard of accommodation. Internally the immaculate interior is all on one level and includes a hall, lounge, a superb modern fitted kitchen, a contemporary shower room/wc and three bedrooms. Externally there is small forecourt to the front and a courtyard to the rear. Benefiting from double glazing and gas central heating to radiators. The property is well located for local amenities, shops and schools, Sunderland Royal Hospital and Sunderland University, as well as providing easy access to the City Centre and transport connections, including Pallion Metro Station. With immediate vacant possession and no upper chain involved, we highly advise viewing to appreciate the standard of accommodation on offer!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via UPVC entrance door.

Entrance Hall

Radiator.

Lounge



UPVC double glazed French patio doors to rear and radiator. Door to kitchen and bedroom 2.

Kitchen



Wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hob and hood. Space for fridge freezer and washing machine. Double glazed window to rear, radiator and sliding door to shower room.

Shower Room



Low level WC, washbasin set into vanity unit and shower cubicle, radiator and double glazed window to rear.

Bedroom 1



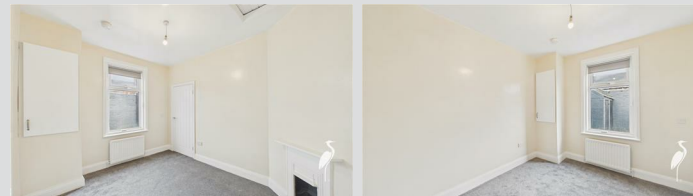
Double glazed bay window to front and radiator.

Bedroom 2



Double twisted window to rear, radiator and storage cupboard.

Bedroom 3



Double glazed window to front and radiator.

Outside



Enclosed courtyard to rear with an outhouse and wooden gate to access rear lane.

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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MAIN ROOMS AND DIMENSIONS

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

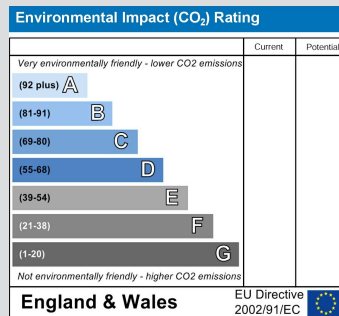
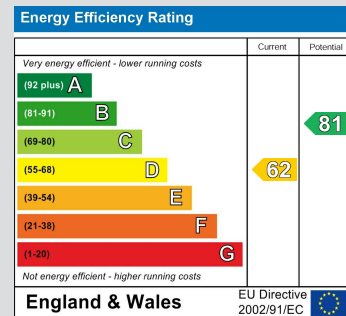
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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