









A well presented two bedroom end terraced cottage, conveniently located on Ingleby Terrace in the popular area of High Barnes. The spacious accommodation arranged over one level and comprises entrance hall, lounge/dining room, with French doors into courtyard, kitchen, two bedrooms and a bathroom/WC. Features of the property include gas central heating, double glazed windows and a courtyard to the rear with off street parking. Well placed for the shops on Chester Road, Sunderland Royal Hospital, the University and offers transport links to surrounding areas. Available with no upward chain, early viewing is highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

All On Ground floor

Access via UPVC entrance door.

Reception Hall



Radiator and access point to loft.

Lounge/Dining Room 9'4" x 18'8"



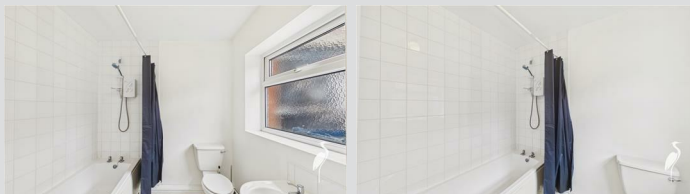
UPVC double glazed French patio doors to rear, radiator and feature fireplace. Door to kitchen.

Kitchen 14'0" x 7'1"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and hood. Space for fridge freezer, washing machine and tumble dryer. Double glazed window to rear and door to bathroom.

Bathroom



Bath with shower over, low level wc and hand wash basin. Radiator and double glazed window to rear.

Bedroom 1 11'4" x 12'5"



Double glazed bay window to front and radiator.

Bedroom 2 11'5" x 6'0"



Double glazed window to front and radiator.

Outside



Enclosed courtyard with wooden double gates providing off street parking.

Tenure FH

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council TaxBand

The Council Tax is Band A.

Important Notice

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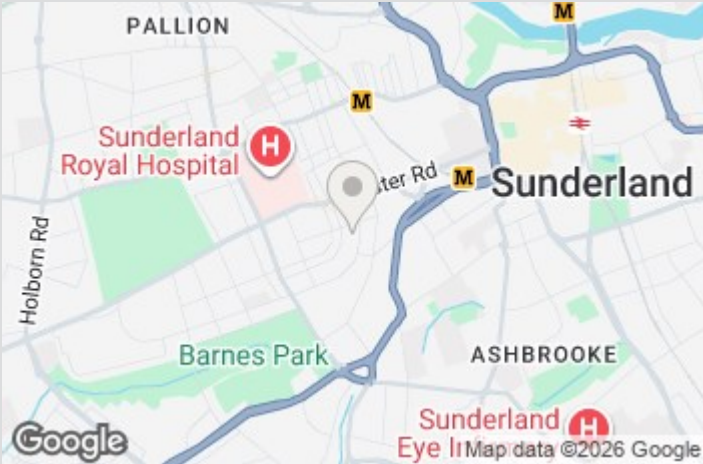
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MAIN ROOMS AND DIMENSIONS

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.



Viewings Fst

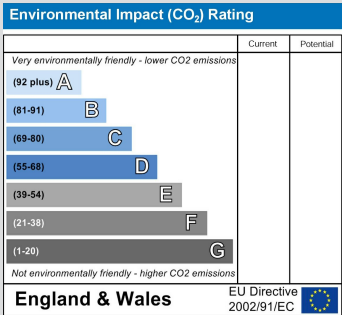
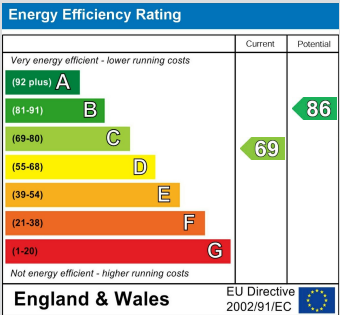
To arrange an appointment to view this property contact our Fawcett Street branch on .

Opening Times

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

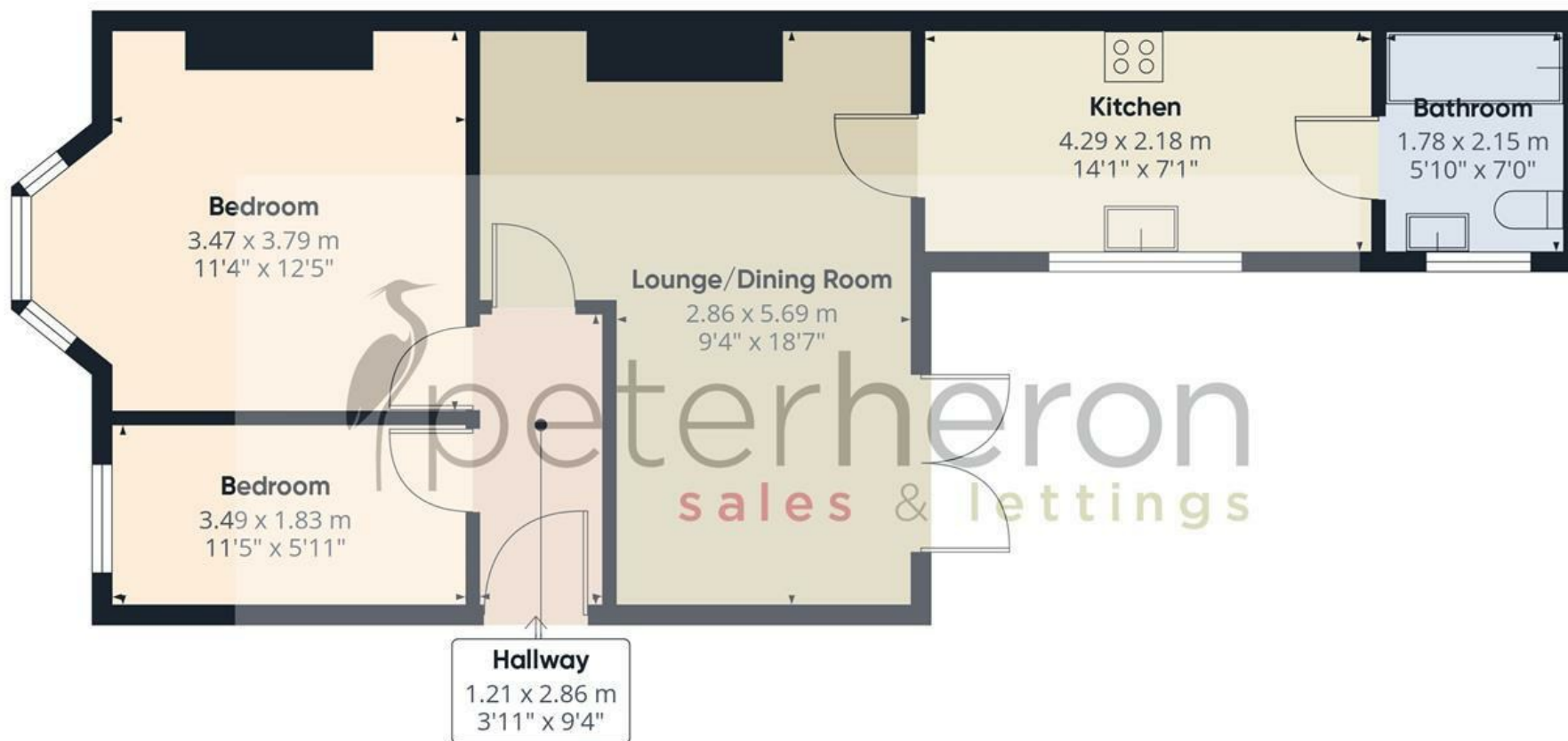
Ombudsman

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



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Approximate total area⁽¹⁾

56.5 m²

609 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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