









This outstanding two bedroom, two reception room mid terrace cottage, provides spacious and stylish accommodation over two floors. The ground floor comprises of entrance hall, lounge with feature media wall incorporating an electric fire, a fabulous living/dining room with Bi-folding doors into courtyard and the room opens through to an impressive kitchen, fitted with a range of modern units. A rear lobby connects through to a stunning contemporary bathroom with a walk in shower. A staircase from the lounge leads up to the first floor where there are two bedrooms. Features of note include gas central heating, double glazing and a delightful enclosed courtyard with an attractive decked area and a roller shutter access door providing off street parking. The property is ideally positioned for a range of local amenities including Asda supermarket and Boldon Leisure park, the property is well placed for the A19 and major routes into Sunderland City Centre, South Shields, Newcastle Upon Tyne and Durham City. Early internal inspection highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Reception Hall

Radiator and door to living/dining room.

Lounge 13'11" x 14'6"



Double glazed window to front, electric fire, column radiator and stairs to first floor.

Living/Dining Room 13'5" x 18'8"



Double glazed Bi-folding patio doors to rear, two column radiators and open plan into kitchen.

Kitchen 11'2" x 6'6"



Wall and base units with wooden countertops over incorporating a 2 bowl under mount sink and drainer unit with mixer tap. Double oven inset with cooker hood and five burner gas hob. Space for an American style fridge freezer. Double glazed window to rear.

Rear Lobby



Storage cupboard housing Baxi combo boiler and door to bathroom.

Bathroom 8'0" x 6'3"



Modern suite with tiled bath, rainfall shower, low level wc and hand wash basin set into vanity unit. Double glazed window rear and radiator.

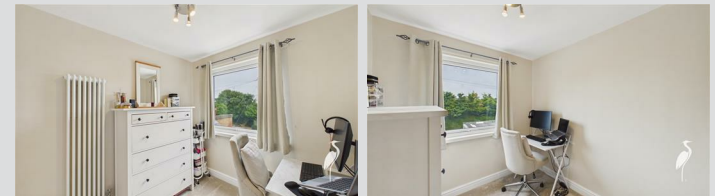
First Floor Landing

Bedroom 1 19'10" x 7'1"



Double glazed window to rear, column radiator and storage cupboard.

Bedroom 2 8'0" x 7'1"



Double glazed window to rear, column radiator and storage cupboard.

Outside



Low maintenance block paved courtyard with decked seating areas, bin shed and an electric roller shutter access door providing secure off street parking.

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

Visit www.peterheron.co.uk or call 01915106116

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

MAIN ROOMS AND DIMENSIONS

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

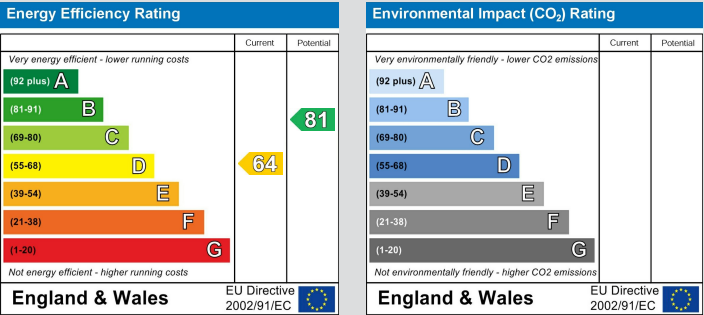
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 01915106116

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

Rear Hall
0.76 x 2.03 m
2'5" x 6'7"

Bathroom

2.44 x 1.92 m
8'0" x 6'3"

Kitchen

3.42 x 2.00 m
11'2" x 6'6"

Living/Dining Room

4.09 x 5.69 m
13'5" x 18'8"

Lounge

4.25 x 4.43 m
13'11" x 14'6"

Hallway

4.25 x 1.13 m
13'11" x 3'8"

Ground Floor



First Floor

Approximate total area⁽¹⁾

80.6 m²

868 ft²

Balconies and terraces

13.7 m²

147 ft²

Reduced headroom

2.4 m²

26 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.

GIRAFFE360

