









An ideally located mid terrace cottage situated within the ever popular area of St. Gabriel's. The accommodation includes an entrance vestibule, hall, lounge, kitchen, a recently modernised shower room/wc and a double bedroom. Benefits of the property include gas central heating to radiators, a courtyard to the rear and an excellent loft floored and boarded out loft space with two Velux windows. This location provides convenient access for local amenities, shopping facilities and walking distance from Sunderland Royal Hospital and transport links. Viewing recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

## Entrance Vestibule

Inner door leading through to hall.

## Hall

Radiator and doors leading off to the lounge and bedroom.  
Loft access hatch with pull down ladder.

## Lounge 14'2" x 13'3"



Timber framed double glazed sealed unit window to rear, fireplace, built in cupboard housing the boiler and radiator. Door to kitchen.

## Kitchen 9'6" x 5'2"



Wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space for cooker, under counter fridge and washing machine, radiator, UPVC double glazed window and door to lobby.

## Lobby

Double glazed door to courtyard and door to shower room.

## Shower Room



Contemporary modern suite comprising of a low level WC with concealed cistern, washbasin and a step in shower cubicle with mains shower, UPVC double glazed window and a ladder style radiator.

## Bedroom 1 12'1" x 10'8" into alcove



Timber framed double glazed sealed unit window to front and radiator.

## Loft Space 17'3" x 12'8"



Approximate measurements as sloping ceiling. The loft space is floored and boarded out with two Velux windows.

## Outside



Courtyard to the rear.

## Council Tax Band

The Council Tax Band is Band A.

## Lettings Important Info.

We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their

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# MAIN ROOMS AND DIMENSIONS

advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Fawcett Street Viewings

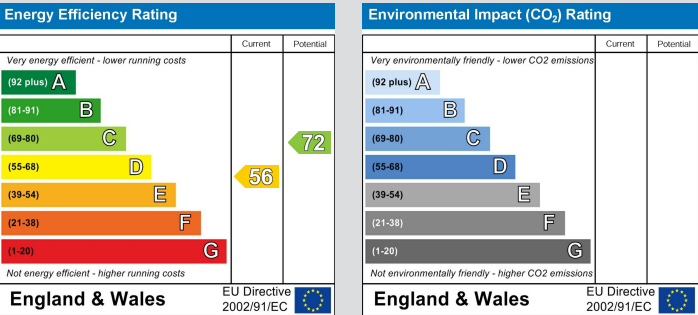
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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