



St. Leonard Street, Hendon, Sunderland

£59,950







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An attractive two bedroom mid terrace cottage, providing well appointed accommodation all on one level. Internally there is hall, lounge, a modern kitchen, a contemporary bathroom/wc and two bedrooms. Benefits of the property include double glazing, gas central heating to radiators and a courtyard to the rear. Situated close to many local amenities, excellent transport links to the City centre and local road networks. Available with immediate vacant possession and no upper chain involved, early viewing is essential!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

## Entrance Hall

Radiator.

## Lounge 15'4" x 10'9" into alcove



Radiator and single glazed window looking into utility area.  
Door to bedroom 2.

## Lobby

Built in cupboard. Opening into utility area.

## Kitchen 10'2" narrowing to 7'2"



Fitted with modern wall and base units with work surfaces over incorporating sink and drainer unit, space for washing machine and fridge, double glazed window and wall mounted boiler.

## Inner Lobby



Door to bathroom.

## Bathroom



Modern suite with low level WC, washbasin set into vanity unit and panel bath with shower attachment, radiator and double glazed window.

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# MAIN ROOMS AND DIMENSIONS

**Utility Area 9'10" x 5'4"**



Fitted sink and drainer unit, double glazed window and double glazed door to courtyard.

**Bedroom 1 13'10" into bay x 13'11" into alcove**



Double glazed bay window to front, radiator and coving to ceiling.

**Bedroom 2 11'8" x 6'11"**



Double glazed window looking into utility area and radiator.

**Outside**



Courtyard to the rear with roller shutter access door.

**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

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](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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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