









An attractive two bedroom mid terrace cottage, ideally situated within this popular and convenient area. The accommodation is all on the ground floor, briefly comprising of a hall, lounge, kitchen, bathroom/wc and two bedrooms. Benefits of the property include double glazing, gas central heating to radiators and a private yard to the rear. This location is close to local amenities, shops and schools, Sunderland Royal Hospital and Millfield Metro Station.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via UPVC entrance door.

## Entrance Lobby

Inner door to hall.

## Entrance Hall



Radiator.

## Lounge 13'2" x 11'6"



Double glazed window to rear, double Radiator and feature fire, Door to bedroom 2 and inner lobby.

## Inner Lobby

Storage cupboard and double glazed window to rear.

## Kitchen 11'4" x 8'11"



Range of modern wall and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated oven with electric hob and extractor, space provided for a washing machine and fridge freezer. Double radiator, double glazed window to rear and door to rear lobby.

## Rear Lobby



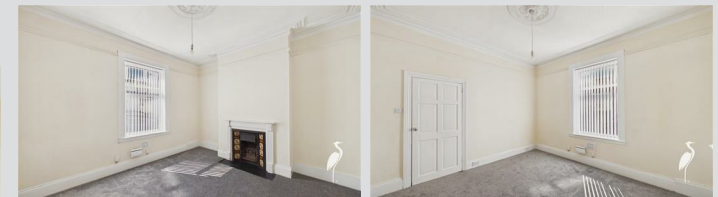
UPVC door to rear. Door to bathroom.

## Bathroom



Low level WC, washbasin and bath with shower over, radiator and double glazed window.

## Bedroom 1 12'2" x 13'7"



Double glazed window to front, feature fireplace and radiator.

## Bedroom 2 10'10" x 5'11"



Double glazed window to rear and radiator.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## Outside



Enclosed courtyard to rear with roller shutter.

### 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.

Lease details, service charges and ground rent (where

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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

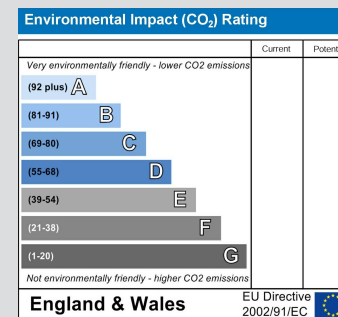
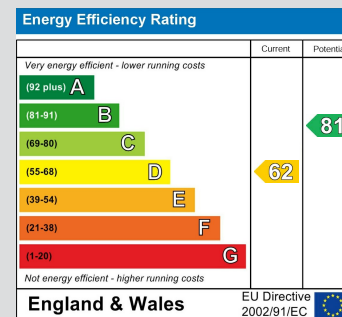
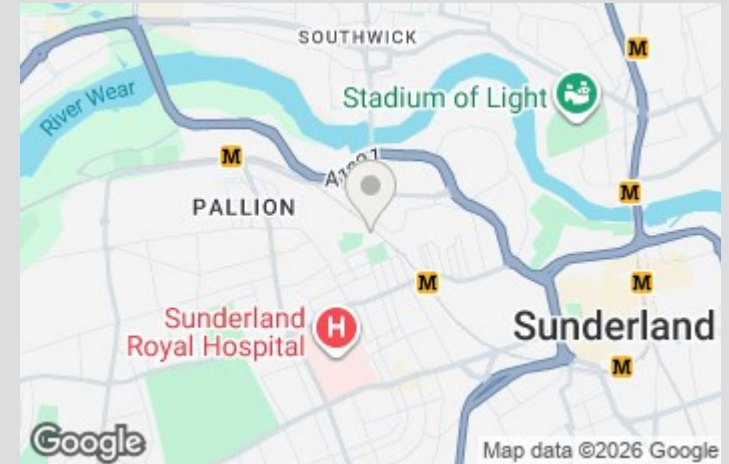
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

### Opening Times

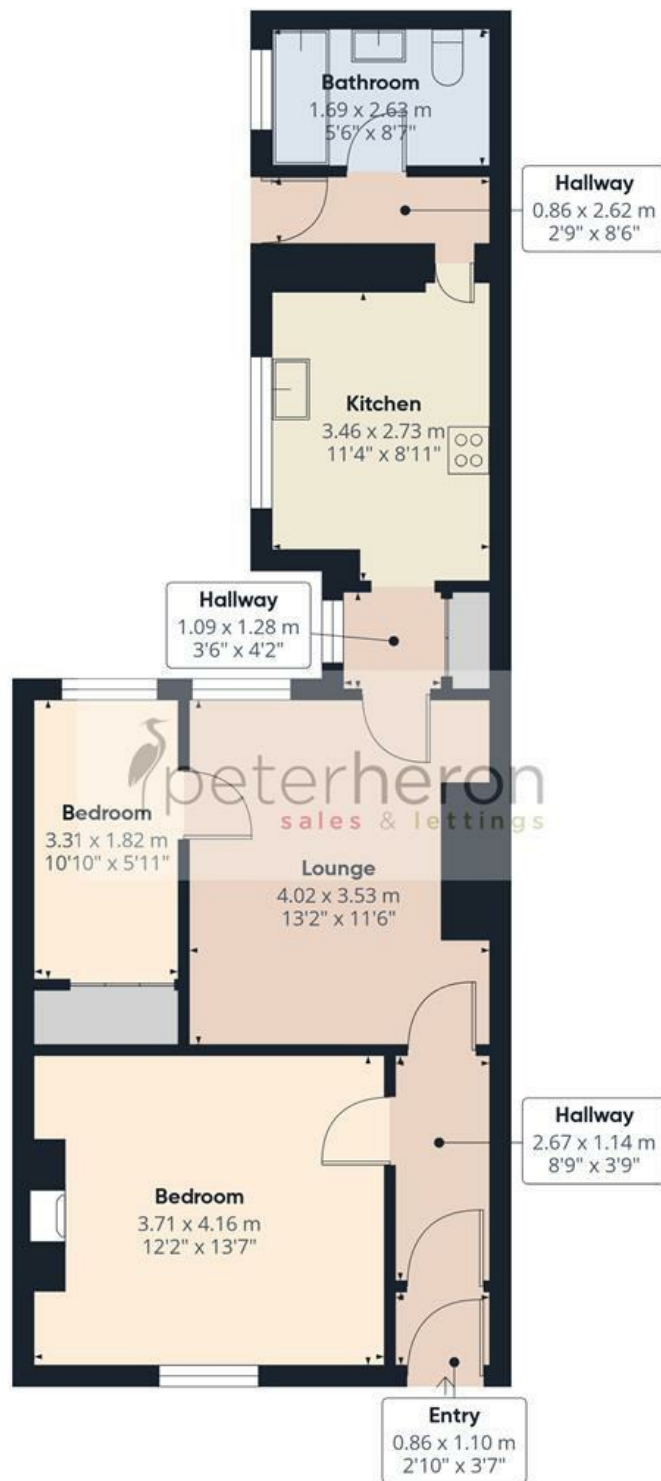
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

### Ombudsman

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



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Approximate total area<sup>(1)</sup>

58 m<sup>2</sup>  
625 ft<sup>2</sup>

(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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