

This spacious three bedroom mid terrace, double fronted cottage is pleasantly located on this pedestrianised street within this popular area of St Gabriels. Internal accommodation is arranged all on one level and comprises entrance lobby, hallway, lounge, kitchen/diner, three bedrooms and a bathroom/wc. Benefits of the property include double glazed windows, gas central heating to radiators, a low maintenance garden to the front and a courtyard to the rear with roller shutter door. Ideally located providing easy access to local amenities, shopping facilities, Sunderland Royal Hospital and transport links. Viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via Composite entrance door.

## Entrance Lobby

Inner door to hall.

## Entrance Hall



Doors to bedrooms and lounge.

## Lounge 15'2" x 14'6" into alcoves



Double glazed window to the rear, radiator, feature fireplace and a door to bedroom three.

## Kitchen/Diner 19'2" x 8'2"



Range of wall and base units with work surfaces over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include a cooker, gas hob and an extractor fan, space has been provided for an American fridge freezer and washing machine. Double glazed window to the front and door to the rear hall.

## Rear Hall

Storage cupboard. Doors to bathroom and rear courtyard.

## Bathroom



Low level WC, wash hand basin and bath with overhead shower, storage cupboard, radiator and double glazed window.

## Bedroom 1 13'1" x 10'4"



Double glazed window to the front, radiator and built in storage cupboards.

## Bedroom 2 13'1" x 8'0"



Double glazed window to the front and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 14'6" x 7'11"



Double glazed window to the rear and radiator.

## Outside



To the front of the property there is a private access pedestrian only pathway, and to the rear is a low maintenance courtyard with roller shutter providing off street parking if required.

## Council Tax

The Council Tax is Band A.

## Tenure

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

## Viewings Fst

To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

## Important Notice

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

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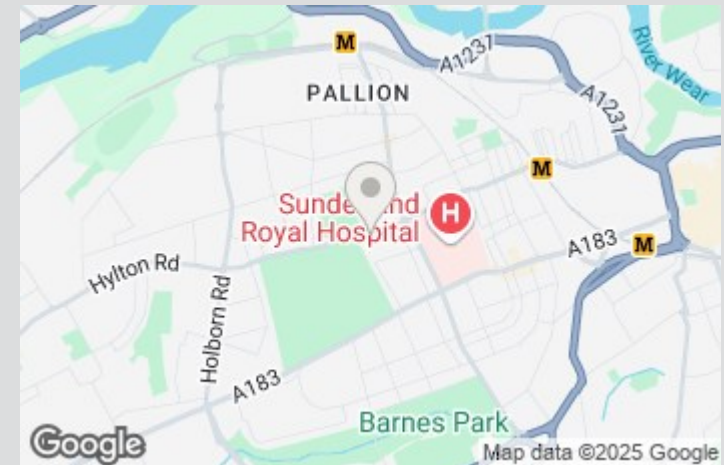
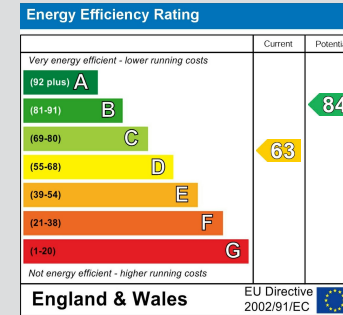
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

## 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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