



 peter heron  
sales & lettings

Canon Cockin Street, Hendon, Sunderland

£59,950







A delightful two bedroom cottage, providing spacious and well-presented accommodation, all on one level. Internally the accommodation briefly comprises of a hall, an attractive lounge, a superb breakfasting kitchen, two bedrooms and a bathroom/wc. Externally there is a courtyard to the rear with a roller shutter access door. Ideally situated close to many local amenities, excellent transport links to the City centre and local road networks. Early viewing highly recommended.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via entrance door.

## Entrance Lobby

Door to hall.

## Hallway

Access point to loft and radiator.

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



Double glazed bay window to the front and radiator.

## Bedroom 2 11'7" x 6'6"



Double glazed window to the rear and radiator.

## Lounge 15'1" x 10'8"



Double glazed window to the rear, radiator and feature gas fire.

## Breakfasting Kitchen 19'7" x 7'6"



Fitted with modern wall and base units with work surface over incorporating a stainless steel sink and drainer unit, wall mounted boiler, space provided for the inclusion of a oven and hob, fridge freezer and a washing machine.

## Rear Hall

Door to bathroom.

## Bathroom



Low level WC, pedestal wash hand basin, bath with overhead shower, radiator and a double glazed window, UPVC lined walls and ceiling.

## Outside



Low maintenance courtyard to the rear will roller shutter door providing 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

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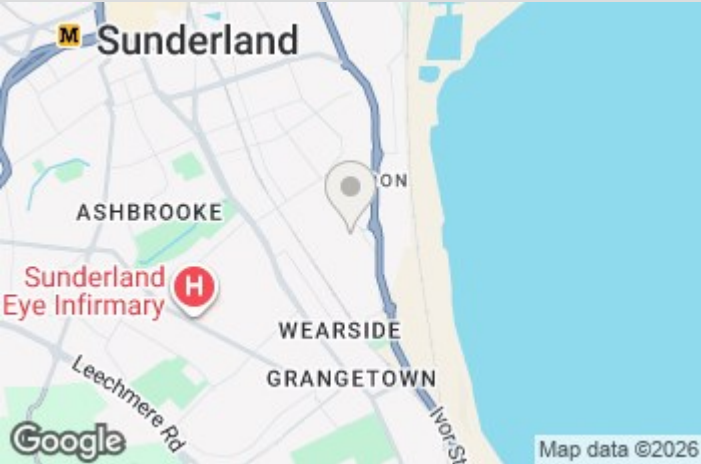
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# MAIN ROOMS AND DIMENSIONS

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## Sea Road Viewings

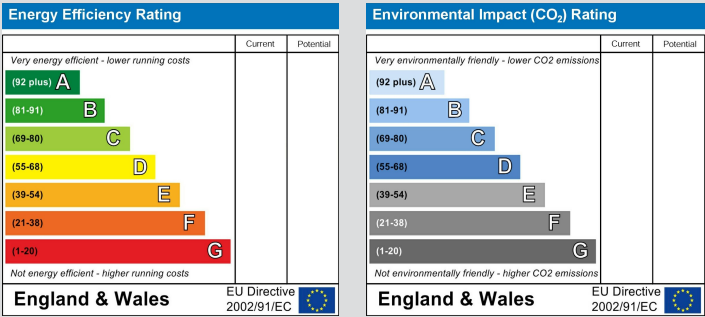
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman

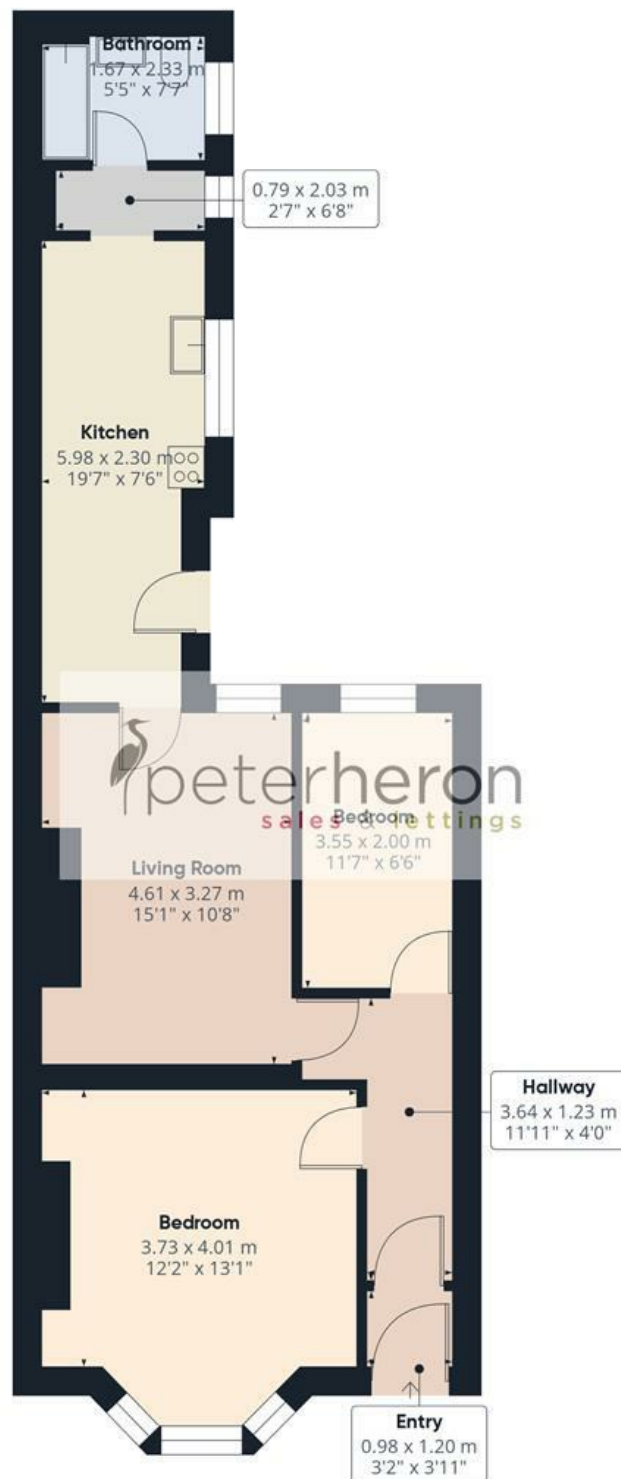
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**Approximate total area<sup>(1)</sup>**

62 m<sup>2</sup>

667 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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