









A spacious mid terrace cottage conveniently situated within easy reach of Sunderland Royal Hospital, local amenities and provides access into Sunderland City Centre and offers excellent transport links including the Metro system. The accommodation is arranged over two floors and comprises to the ground floor a hall, lounge, sitting room, dining room, third bedroom, kitchen, utility, bathroom and separate WC. To the first floor there are two further bedrooms. Features of the property include gas central heating, double glazing and a courtyard to the rear with gated access. Available with immediate vacant possession and no upper chain involved, early viewing recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via wooden entrance door to the entrance lobby.

Entrance Lobby

Single glazed wooden door to the reception hall.

Reception Hall



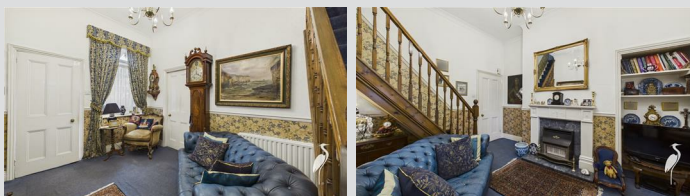
Doors leading to the lounge and sitting room.

Lounge 14'1" x 13'8"



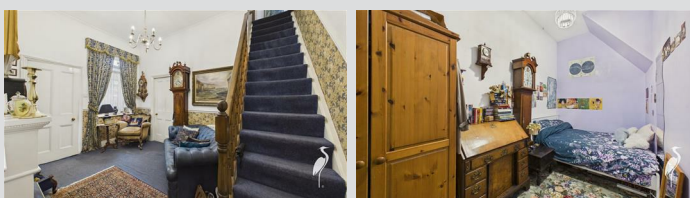
Double glazed bay window to the front, feature fireplace and a double radiator .

Sitting Room 9'4" x 13'8"



Stairs to the first floor, door to bedroom three and inner lobby, feature gas fireplace, single glazed window to the kitchen and a double radiator.

Bedroom 3 6'9" x 13'8"

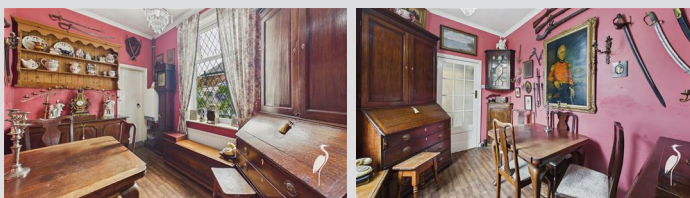


Window to the kitchen and a radiator.

Inner Hall

Door to the kitchen and dining room, storage cupboard and space for a fridge freezer.

Dining Room 8'0" x 11'8"



Double glazed window to the side, radiator, wall mounted boiler and a door to the bathroom

Kitchen 11'5" x 6'5"



Modern wall and base units with work surface over incorporating a stainless steel sink and drainer unit with mixer tap, integrated oven, microwave, gas hobs with extractor fan over, part tiled walls, and a double glazed window to the side, and one single glazed window to the sitting room and another window to bedroom three. There is a radiator and door to the rear courtyard.

Bathroom



Wash hand basin set into vanity unit, bath with overhead shower and shower screen, part tiled walls, ladder style heated towel rail and a door to the utility.

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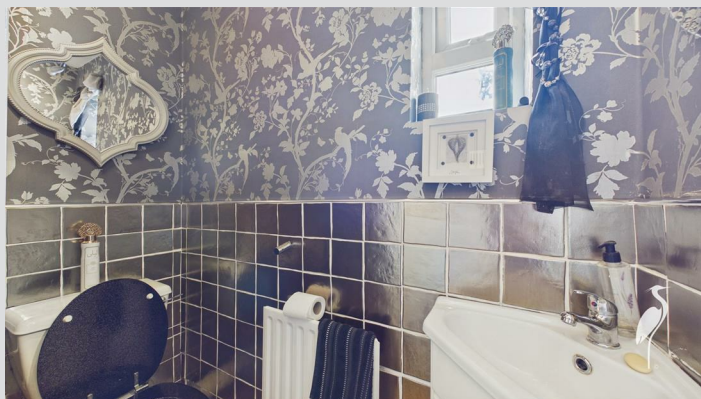
MAIN ROOMS AND DIMENSIONS

Utility



Fitted wall units, tiled floor, space for washing machine and tumble dryer and a door to the WC.

Separate WC



Low level WC, mini wash hand basin, radiator, tiled floor and a small double glazed window.

First Floor Landing

Doors to bedroom one and two.

Bedroom 1 17'3" x 9'1"



Double glazed Velux window and a radiator.

Bedroom 2 17'5" x 6'1"



Double glazed Velux window and a radiator.

Outside



Pleasant courtyard to the rear with established planting and a shed.

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.

Building Rent

We have been advised by our clients there is an annually charge of £2.95pa.

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MAIN ROOMS AND DIMENSIONS

Fawcett Street Viewings

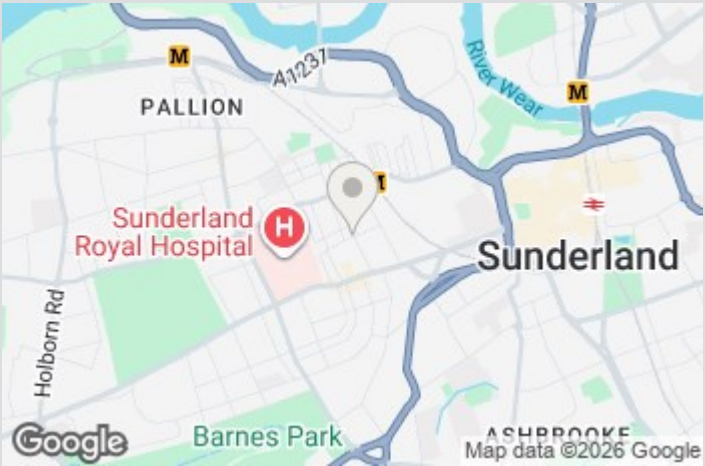
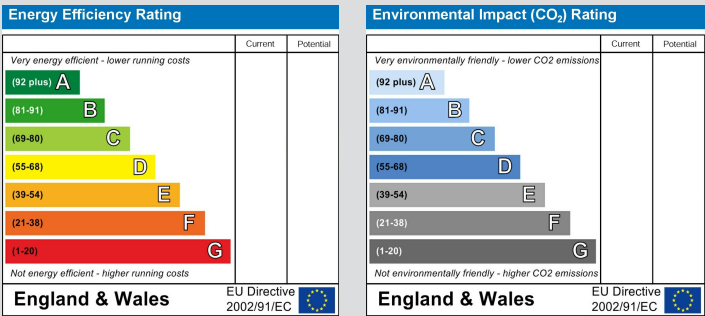
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.

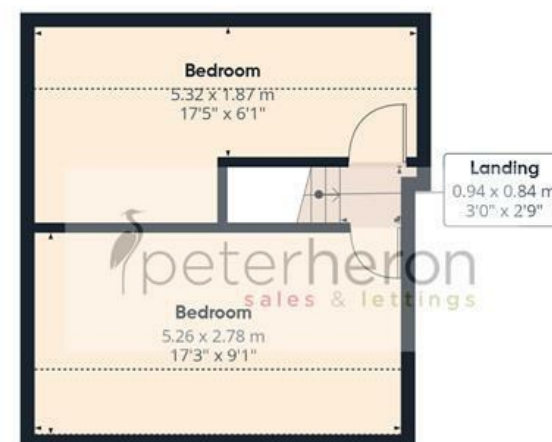


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Ground Floor



First Floor

Approximate total area⁽¹⁾

98.2 m²

1055 ft²

Reduced headroom

9.8 m²

106 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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