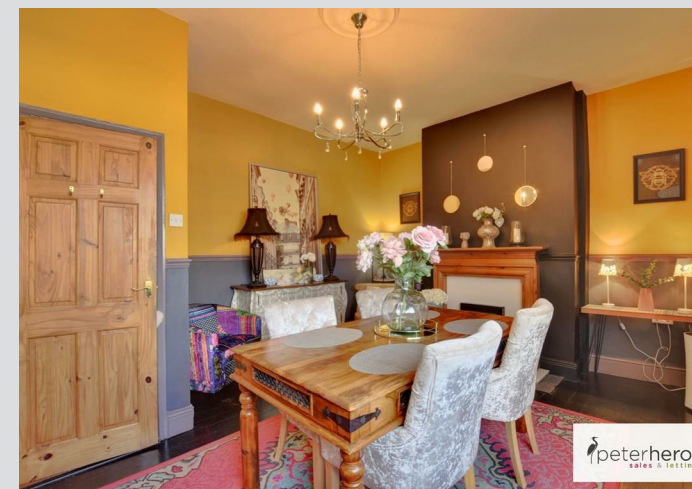










A beautifully presented two bedroom two reception room and two bathroom mid terraced dormer cottage decorated to a good standard throughout and ideal for those who wish to live in a conveniently located turnkey living space.

Accommodation includes an entrance lobby, reception hall, lounge, dining room, kitchen, two bedrooms and two bathrooms whilst externally there is a forecourt to the front and enclosed courtyard to the rear.

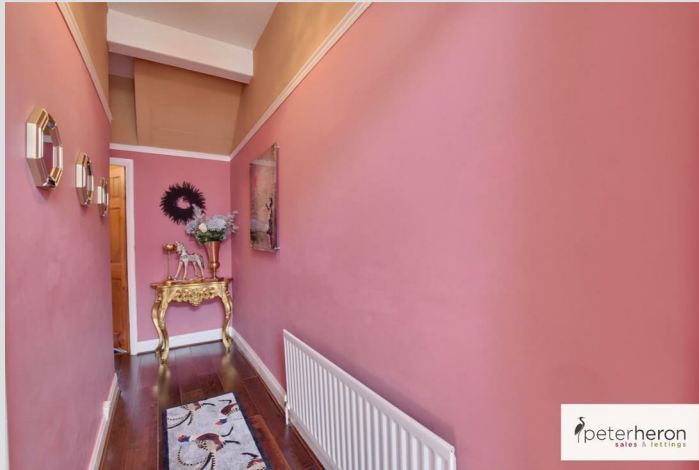
Benefiting from gas central heating and UPVC double glazing, the property is central to the City centre and A19 and is also convenient for Sunderland Royal Hospital and local Metro stations. Internal inspection unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Hall



Storage cupboard and radiator.

Lounge 13'5" x 12'7"



Double glazed bay window to front, wood burning stove and radiator.

Dining Room 15'9" x 13'4"



Double glazed window to rear, radiator, feature fireplace and stairs to first floor.

Kitchen 13'6" x 6'5"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, electric hob and cooker hood. Space for a fridge freezer, washing machine and tumble dryer. Double glazed window to rear.

Rear Hall

Storage cupboard, UPVC door to rear and door to bathroom.

Bathroom



Low level WC, washbasin and corner bath, radiator and double glazed window to rear.

First Floor Landing

Bedroom 1 13'8" x 12'5"



Double glazed window to front and radiator.

Bedroom 2 12'6" x 7'8"



Double glazed window to rear, radiator and built in mirrored fronted sliding door wardrobes.

Shower Room



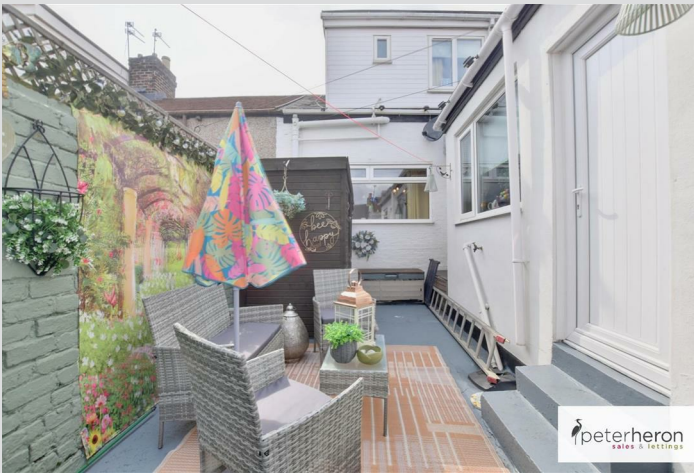
Low level WC, washbasin and walk in shower cubicle, heated towel rail and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



Low maintenance rear courtyard with double gates. Outhouse.

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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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

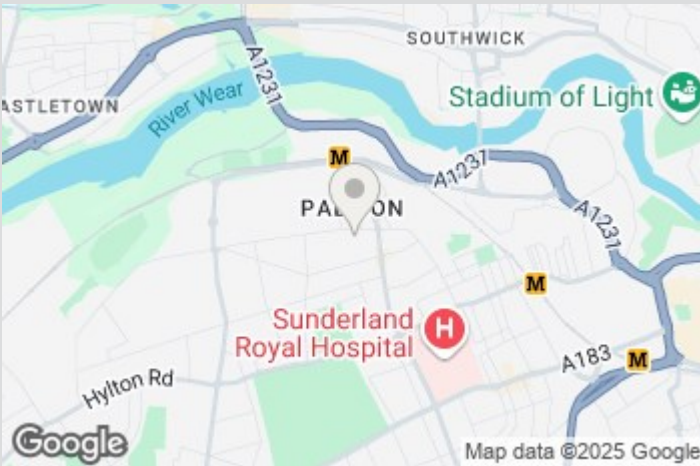
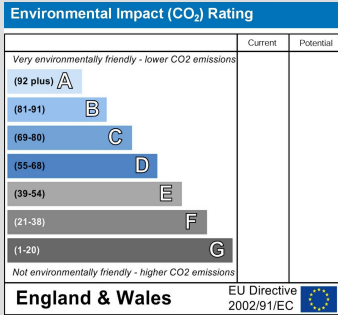
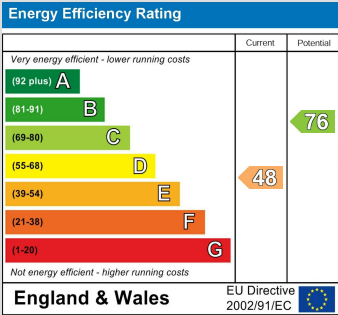
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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