









A spacious and immaculately presented three bedroom double fronted mid terrace cottage, available with immediate vacant possession and no upper chain involved. Internally the accommodation is all on one level and includes an entrance vestibule, hall, lounge, a superb modern kitchen, a contemporary bathroom/wc and three bedrooms. Externally to the front there is a small forecourt and to the rear an enclosed courtyard with a remote control roller shutter access door. Conveniently positioned just Off Chester Road, the property is well placed for local amenities, shops and schools, as well as for access to Sunderland Royal Hospital, the city centre and the University. Viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door, inner door leading through to the hall.

Hallway



Doors leading off to bedroom one and two, the hall opens through into the lounge.

Lounge 12'1" into alcove x 12'10"



Double glazed window to the rear, three quarter panelled feature wall, two radiators and doors to both the kitchen and bedroom three.

Kitchen 11'8" x 8'10" narrowing to 6'4"



Fitted with a range of modern wall and base units with work surfaces over incorporating a sink and drainer unit, space has been provided for the inclusion of a cooker, fridge freezer and washing machine. Radiator, double glazed door to the courtyard, doubled glazed window, and the boiler is concealed behind a matching fronted unit, a door leads through to the bathroom.

Bathroom



Contemporary suite with a low level WC, pedestal wash hand basin, panel bath with shower over, tiled walls and floor, radiator and double glazed window.

Bedroom 1 15'4" into bay x 11'10" into alcove



Double glazed bay window to front, two radiators and decorative coving to ceiling.

Bedroom 2 12'5" x 6'10"



Double glazed window to front, radiator and part panelled walls.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 12'11" x 10'4" into alcive



Double glazed window to rear, radiator and part paneled feature wall.

Outside



Small forecourt area to the front and a courtyard to the rear with remote control roller shutter access door.

Tenure FH

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

Council TaxBand

The Council Tax is Band A.

Important Notice

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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.

Viewings Fst

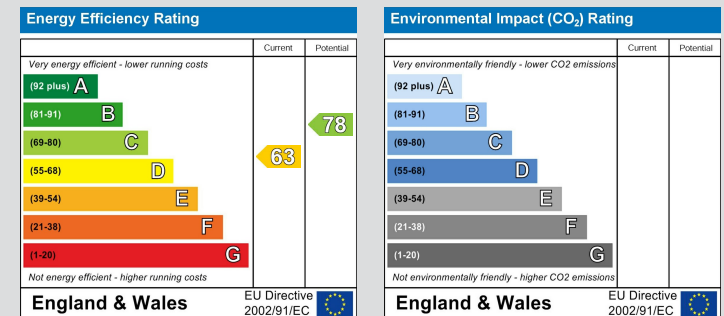
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

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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