









This spacious mid-terraced is situated within walking distance of the City centre and is close to local shops and public transport links, as well as Sunderland University. The property is currently being used as four bed roomed accommodation with a spacious lounge and kitchen/diner, bedroom and a four piece bathroom suite to the ground floor. There are three additional bedrooms to the first floor and off-road parking at the rear courtyard via an up and over access door. Benefits include double glazed windows and combi gas central heating system. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Hall

Radiator.

Bedroom 1 16'2" x 13'10"

Double glazed bay window to front, radiator and feature cast iron gas fire.

Lounge 13'10" x 18'8"



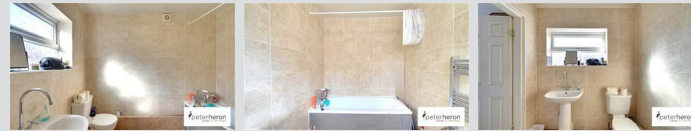
Two double glazed windows to rear, radiator and staircase to first floor.

Kitchen 19'9" x 8'11"



Wall and floor cupboards with work surfaces over incorporating sink unit, integrated appliances include electric oven and gas hob, space for washing machine and fridge freezer. Wall mounted gas combi boiler. Double glazed window to rear and UPVC door to rear.

Bathroom



Low level WC, pedestal washbasin, panel bath and separate shower cubicle, double glazed window, and heated towel rail.

First Floor Landing

Bedroom 2 18'8" x 14'4"

Dormer window and radiator.

Bedroom 3 10'7" x 15'5"

Dormer window and radiator. Access to bedroom 4.

Bedroom 4 14'7" x 9'3"

Dormer window and radiator. Storage cupboard.

Outside



To the rear an enclosed courtyard with up and over access for providing off street parking.

Council Tax Band

The Council Tax Band is Band B.

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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

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.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Fawcett Street Viewings

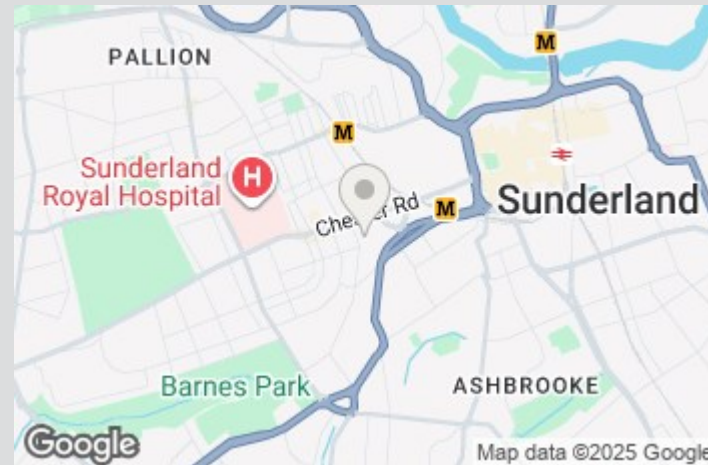
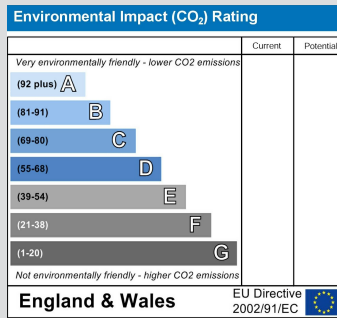
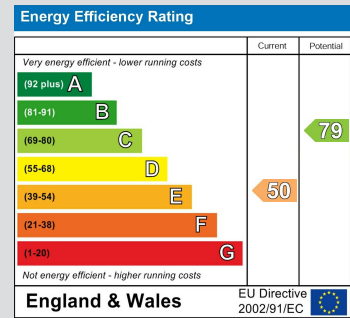
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

