

A two bedroom cottage, providing spacious accommodation all on one level. Internally comprising of an entrance vestibule, lobby, lounge, a generously proportioned kitchen, two bedrooms and a bathroom/wc. Benefits to the property include double glazing and gas central heating. Externally there is a yard to the rear with roller shutter access door. Location provides ideal access to local amenities and shopping facilities as well as excellent access to the City Centre and major road connections including the A19.

# MAIN ROOMS AND DIMENSIONS

## Entrance Vestibule

Accessed via a double glazed entrance door and inner door leading to lobby.

## Lobby

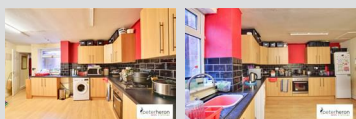
with doors leading to the lounge and two bedrooms.

## Lounge 15'7" x 12'11"



Spacious room with a double glazed window to the front, radiator two built in cupboards and a door to breakfasting kitchen.

## Breakfasting Kitchen 13'9" x 12'7"



Attractive modern kitchen with wall and base units, working surfaces incorporating sink and drainer unit, integrated appliances include oven and gas hob, tiled splash backs, wall mounted gas central heating combination boiler, radiator, double glazed window to rear and door to rear lobby.

## Rear lobby

With door leading to bathroom and door leading to rear yard.

## Bathroom



Contemporary three piece suite comprising low level WC, pedestal wash hand basin, panel bath with electric shower over, radiator and double glazed window.

## Bedroom 1 17'0" (into bay) x 10'5" (into alcove)



Double glazed bay window to the side and radiator.

## Bedroom 2 10'7" x 6'11"

Double glazed window and radiator.

## Externally

There is a yard to the rear with roller shutter access.

## 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:-

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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 £210.00 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](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman

Visit [www.peterheron.co.uk](http://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

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Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

