









This mid terrace cottage, provides versatile and deceptively spacious accommodation within this popular location. Internally briefly comprising to the ground floor of a hall, a lounge, kitchen, wet room/wc and two bedrooms (one could be utilised as a reception room if required). On the first floor there is a bedroom and a box room. Externally there is a courtyard to the rear. The property is well placed for the shops on Chester Road, local amenities and schools as well as being ideal for Sunderland City Centre, Sunderland Royal Hospital and transport links including Millfield Metro Station. With no upper chain involved, we highly recommend early viewing!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Hall

Radiator, stairs to the first floor landing and storage cupboard.

Bedroom 1/Reception Room 10'10" x 11'8"



Double glazed window to the front and radiator.

Bedroom 2 10'9" x 7'1"



Single glazed window to the rear and radiator.

Lounge 14'2" x 9'6"



Single glazed window to the rear, radiator, feature gas fire and storage cupboard. Door to kitchen.

Kitchen 12'1" x 7'4"



Fitted with wall and base units with work surface over incorporating 1 1/2 bowl sink and drainer unit with mixer tap. Space has been provided for the inclusion of an oven and hobs, fridge freezer and washing machine, double glazed window to the side and door to courtyard. Door to wet room.

Wet Room



Low level WC, pedestal washbasin, shower area with shower rod and shower attachment, UPVC lined walls, double glazed frosted window and ladder style heated towel rail.

First Floor Landing

Bedroom 3 16'1" x 7'5"



Double glazed window to the front, radiator and storage cupboard housing the Worcester boiler.

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MAIN ROOMS AND DIMENSIONS

Box Room 6'6" x 9'6"



Double glazed skylight window.

Outside



Low maintenance courtyard to the rear.

Council Tax Band

The Council Tax Band is Band A.

Important Notice - Particulars

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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

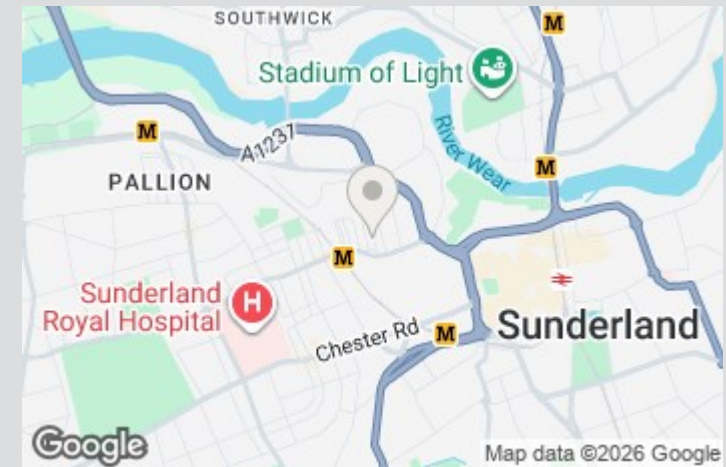
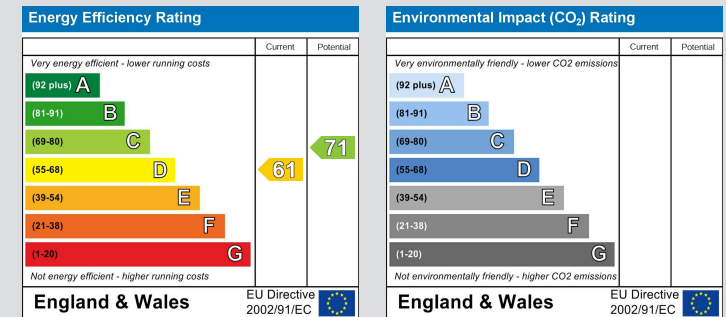
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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Approximate total area⁽¹⁾

75.2 m²
809 ft²

Reduced headroom

0.3 m²
3 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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