









An impressive two bedroom end terrace cottage situated within this popular and convenient location, well placed for access to local amenities, shops and schools as well as providing easy access into Sunderland City Centre and transport links to surrounding areas. Internally the accommodation is all on one level and comprises entrance hall, lounge, kitchen, two bedrooms and a bathroom with separate WC. Externally there is a good size courtyard to the rear. With immediate vacant possession and no upper chain involved, early viewing is essential.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via entrance door

Entrance Lobby

Inner door to hall.

Hallway



Radiator. Door to bedroom and lounge.

Lounge 13'9" x 11'8"



Double glazed window to rear and radiator. Door to bedroom and kitchen.

Kitchen 9'4" 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 with gas hob and hood. Space for fridge freezer and washing machine. Double glazed window and wooden door to rear. Door to bathroom.

Bedroom 1 13'7" x 12'7"



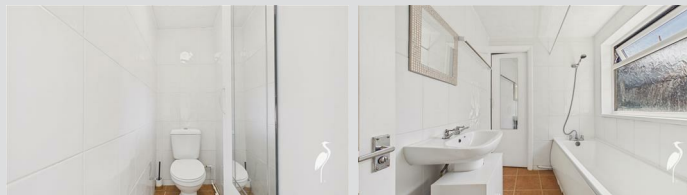
Double glazed window to front and radiator.

Bedroom 2 13'10" x 7'11"



Double glazed window to rear and radiator.

Bathroom



Washbasin and bath with shower over, storage cupboard, double glazed window to rear and radiator. Door to WC.

Separate WC

Low level WC and double glazed window to rear.

Outside



Enclosed courtyard with gate to rear lane.

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.

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

Visit www.peterheron.co.uk or call **01915103323**

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

MAIN ROOMS AND DIMENSIONS

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.

Fawcett Street Viewings

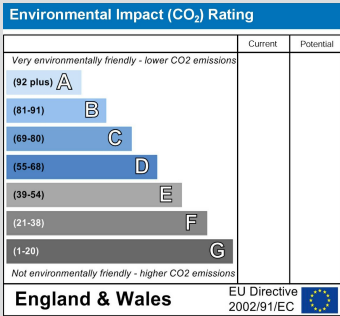
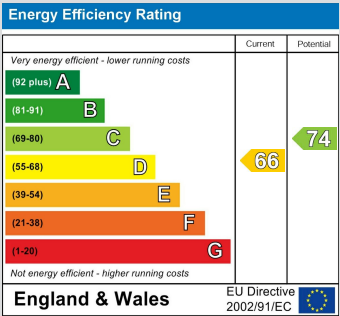
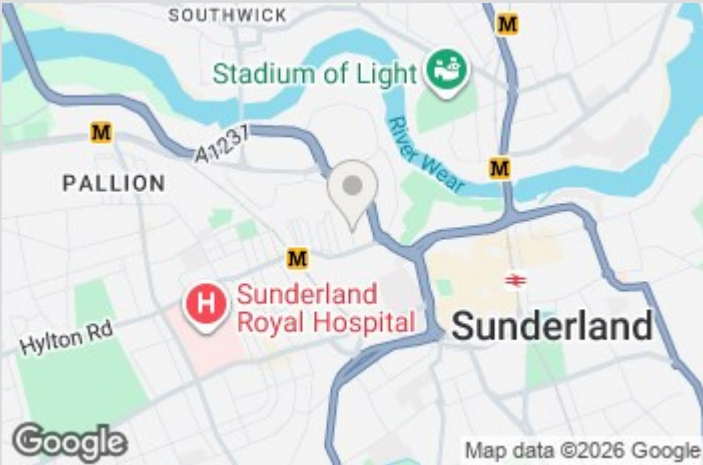
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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 01915103323

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

WC
1.60 x 0.83 m
5'3" x 2'8"

Bathroom
2.15 x 1.73 m
7'0" x 5'8"

Kitchen
2.85 x 1.98 m
9'4" x 6'6"

Lounge
4.20 x 3.67 m
13'9" x 12'0"

Bedroom
4.23 x 2.42 m
13'10" x 7'11"

Hallway
3.05 x 1.23 m
10'0" x 4'0"

Bedroom
4.15 x 3.86 m
13'7" x 12'7"

Hallway
0.91 x 1.21 m
2'11" x 3'11"



Approximate total area⁽¹⁾

56.1 m²

604 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360