









A well-presented three bedroom, two reception room mid terrace cottage, ideally situated within this popular and convenient location. Internally the attractive and deceptively spacious accommodation is laid out over two levels and on the ground floor includes a hall, lounge, dining room, a modern fitted kitchen and a contemporary bathroom/wc. To the first floor there are three bedrooms. Externally there is a pleasant courtyard to the rear with paving and a decked area. This location is well placed for local amenities, shops and schools as well as being ideal for Sunderland City Centre, Sunderland Royal Hospital and transport links including Millfield Metro Station. No upward chain, early viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Lobby

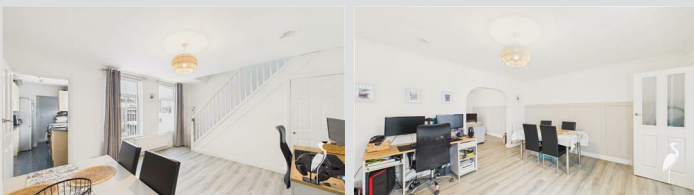
Inner door to lounge.

Lounge 17'5" x 13'0"



Double glazed window to front, radiator and archway leading through to dining room.

Dining Room 16'10" x 13'1"



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

Kitchen 5'4" x 11'4"



Range of wall and base units with work surfaces over incorporating sink and drainer unit, space for cooker, fridge

freezer and washing machine, wall mounted boiler, radiator, double glazed window and the kitchen opens through into the lobby.

Lobby

Door to bathroom and external double glazed door to courtyard.

Bathroom



Low level WC with concealed cistern, washbasin set into vanity unit and a bath with mains head shower over, ladder style radiator and double glazed window.

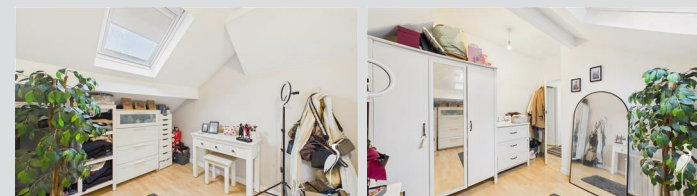
First Floor Landing

Bedroom 1 13'11" x 11'6"



Double glazed window and radiator.

Bedroom 2 8'4" x 12'2"



Velux window and radiator.

Bedroom 3 8'5" x 5'8"



Velux window and radiator.

Outside



Attractive courtyard to the rear with paved area and decking.

Council Tax Band

The Council Tax Band is Band A.

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

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MAIN ROOMS AND DIMENSIONS

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.
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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

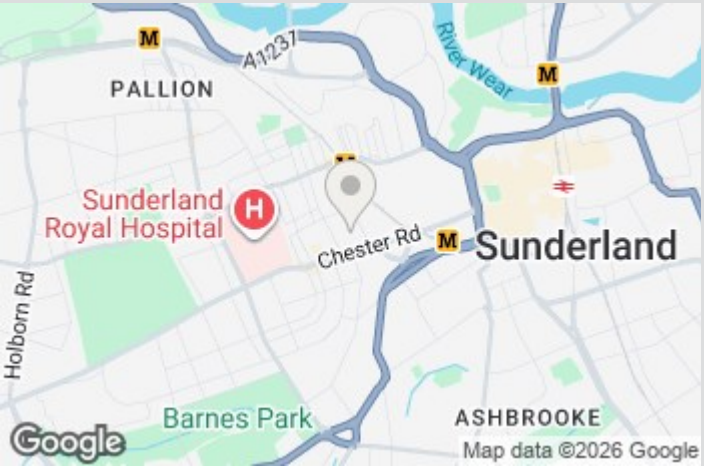
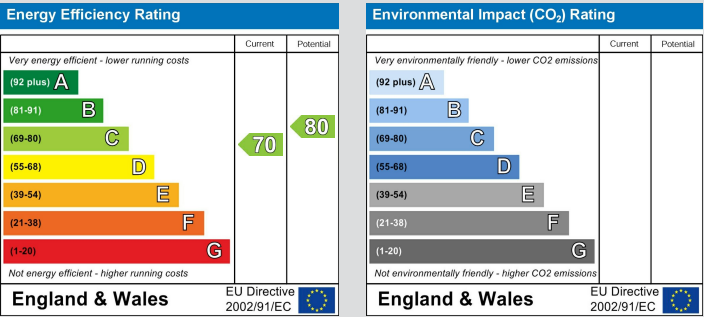
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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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Ground Floor



First Floor

Approximate total area⁽¹⁾

85.6 m²

921 ft²

Reduced headroom

5.2 m²

56 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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