









This well presented end of terrace cottage, provides deceptively spacious accommodation all on one level within this convenient location, providing easy access to local amenities, shops and schools as well as to Sunderland Royal Hospital and transport connections to major road networks. Internally the accommodation includes an entrance vestibule, lounge, modern kitchen and bathroom and two bedrooms. The property benefits from double glazed windows, gas central heating to radiators and a yard to the rear. Available with no upper chain involved, viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via entrance door to

Entrance Vestibule

Inner door leading through to

Lounge 14'4" x 8'11"



Double glazed window, central heating radiator.

Kitchen 14'7" maximum x 5'10"



Modern fitted base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space for cooker, fridge and washing machine, double glazed window, double glazed door to courtyard, central heating radiator, wall mounted central heating boiler.

Bathroom



Modern suite fitted with low level WC, washbasin and panel bath, central heating radiator and double glazed window.

Bedroom 1 18'0" into alcoves x 12'0"



Double glazed window to front, central heating radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'8" x 6'11"



Double glazed window and central heating radiator.

Outside



Courtyard to the rear with gated access.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

Important Notice Part 2

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.

Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

Opening Times

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

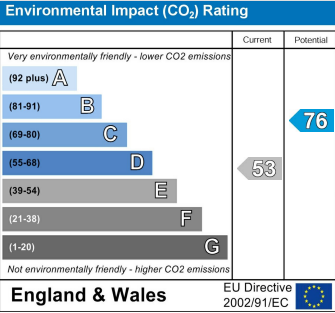
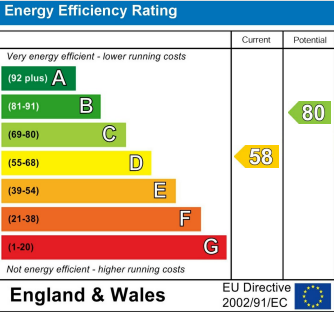
Ombudsman

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

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