





ENJOY THE
LITTLE THINGS
in life
FOR SOMEDAY
you will realise
THEY WERE
the
BIG
things







A spacious and well presented double fronted, two bedroom, two reception room mid terrace cottage, ideally located within this popular and convenient location. Internally the accommodation includes an entrance vestibule, hall, generously proportioned lounge and dining room, kitchen, modern shower room and two bedrooms. Benefits of the property include double glazing, gas central heating to radiators and a yard to the rear with remote control roller shutter access door. This location provides easy access to local amenities, shops and schools as well as to Sunderland Royal Hospital, Sunderland City Centre and offers transport links to surrounding areas. Viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via double glazed entrance door to

Entrance Vestibule

Inner door leading through to

Hallway



Central heating radiator.

Lounge 13'2" x 12'2" into alcoves



Double glazed window to front, central heating radiator and fireplace with living flame effect gas fire.

Dining Room 13'7" into alcoves x 13'2"



Double glazed window to rear and central heating radiator.

Kitchen 7'10" x 8'2"



Fitted with wall and base units with work surfaces over incorporating a sink and drainer unit, central heating radiator, double glazed window to side.

Lobby

Built in cupboard, double glazed door to yard.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Fitted with contemporary suite comprising of a low level WC, washbasin set onto vanity unit and panel bath with shower attachment, central heating radiator and double glazed window.

Bedroom 1 11'0" x 13'3"



Double glazed window to rear and central heating radiator.

Bedroom 2 8'0" x 13'2"



Double glazed window to front and central heating radiator.

Outside



Yard to rear with remote control roller shutter access door.

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

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.

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MAIN ROOMS AND DIMENSIONS

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

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

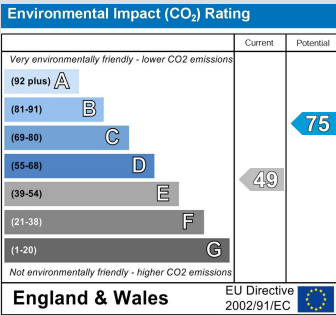
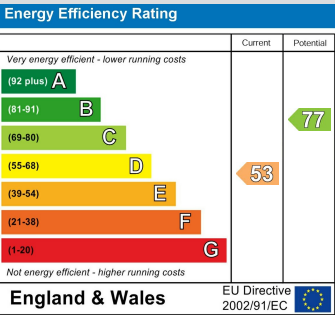
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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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