

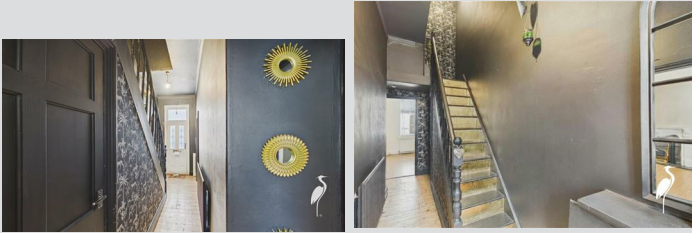
A superb three bedroom mid terrace cottage, providing deceptively spacious and well-appointed accommodation within this popular location. Internally briefly comprising to the ground floor of a hall, an attractive lounge, a modern fitted kitchen, an impressive contemporary bathroom/wc and two bedrooms whilst to the first floor there is a well-proportioned bedroom with a walk in wardrobe. 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 Composite entrance door into

### Reception Hall



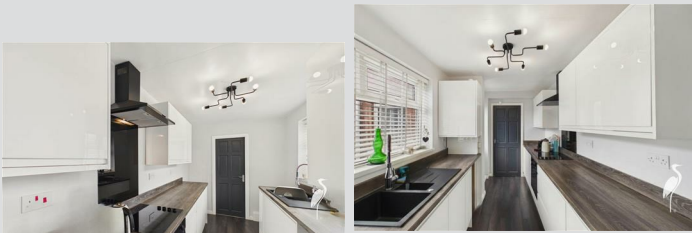
Stairs to first floor with storage under and a radiator.

### Lounge



Double glazed window to the rear, feature fireplace and a door to the kitchen.

### Kitchen



Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer unit with mixer tap. Integrated oven with electric hob and extractor hood. Space for a fridge freezer and washing machine. Double glazed window and UPVC door to rear. Door to bathroom.

## Bedroom 2



Double glazed window to front, feature fireplace and a double radiator.

## Bedroom 3



Double glazed window to the rear and a radiator.

## Bathroom



Low level WC, wash hand basin set into vanity unit, bath with waterfall shower head, radiator and 2x double glazed windows.

## First Floor Landing

### Bedroom 1



Double glazed window to front, radiator and opens into the dressing area.

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# MAIN ROOMS AND DIMENSIONS

## Dressing Area



Providing storage space.

## Outside



Low maintenance courtyard with wooden gate to access 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

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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

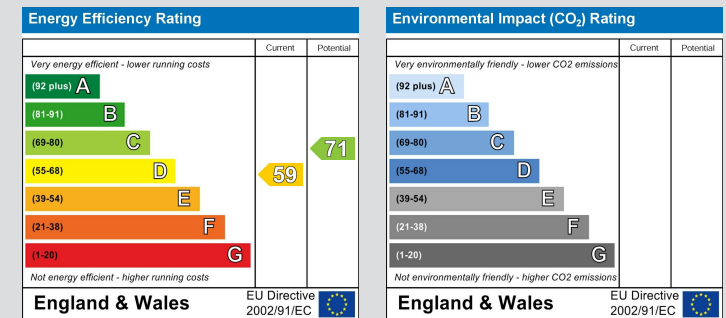
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

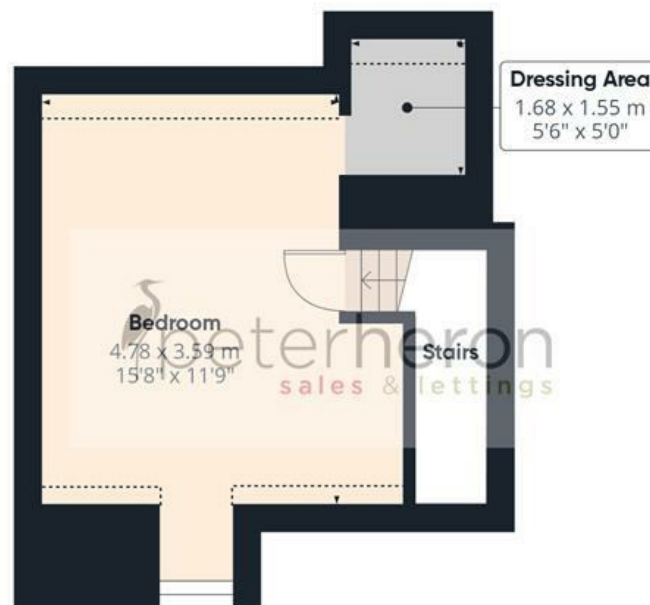
## Ombudsman

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**Approximate total area<sup>(1)</sup>**

78.4 m<sup>2</sup>

845 ft<sup>2</sup>

**Reduced headroom**

2 m<sup>2</sup>

22 ft<sup>2</sup>

(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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