









A beautifully presented three bedroom mid terrace dormer cottage, providing spacious and immaculate accommodation over two floors. Internally on the ground floor briefly includes a hall, lounge opening through to a dining room, there is a modern fitted kitchen and a bathroom/wc whilst to the top floor there are three bedrooms. The property is ideally located providing easy access to local amenities, shops and schools as well as to Sunderland Royal Hospital and transport connections to major road networks. Externally there is a courtyard to the rear. With immediate vacant possession and no upper chain involved, an immediate internal inspection is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

## Entrance Hall

Radiator and door to lounge/dining room.

## Lounge/Dining Room 11'1" x 12'10" plus 13'3" x 16'0"



Double glazed window to the rear, stairs to the first floor, feature electric fire, double glazed window to front, 2x radiator and under stairs storage cupboard. Door to kitchen.

## Kitchen 10'6" x 6'11"



Fitted with modern wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap, integrated appliances include an oven, electric hob and extractor fan, space has been provided for the inclusion of fridge freezer and washing machine. Wall mounted boiler and double glazed window to the rear. Door to the bathroom. Door to courtyard.

## Bathroom



Low level WC, washbasin and panel bath with overhead

shower, tiled walls and floor, double glazed frosted window to rear and ladder style heated towel rail.

## First Floor Landing

Storage cupboard and radiator.

## Bedroom 1 9'2" x 10'10"



Double glazed window to front, radiator and fitted mirror fronted sliding door wardrobes.

## Bedroom 2 14'0" x 6'1"



Double glazed window to rear and radiator.

## Bedroom 3 10'8" x 5'5"



Double glazed window to rear and radiator.

## Outside

Low maintenance courtyard with roller shutter door.

## 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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# MAIN ROOMS AND DIMENSIONS

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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

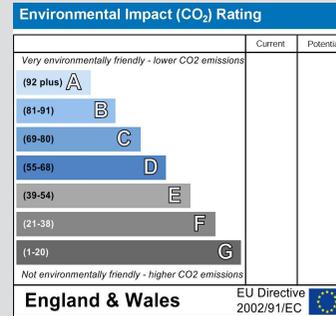
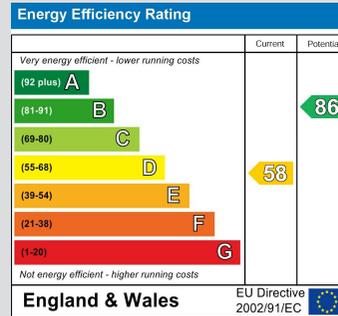
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

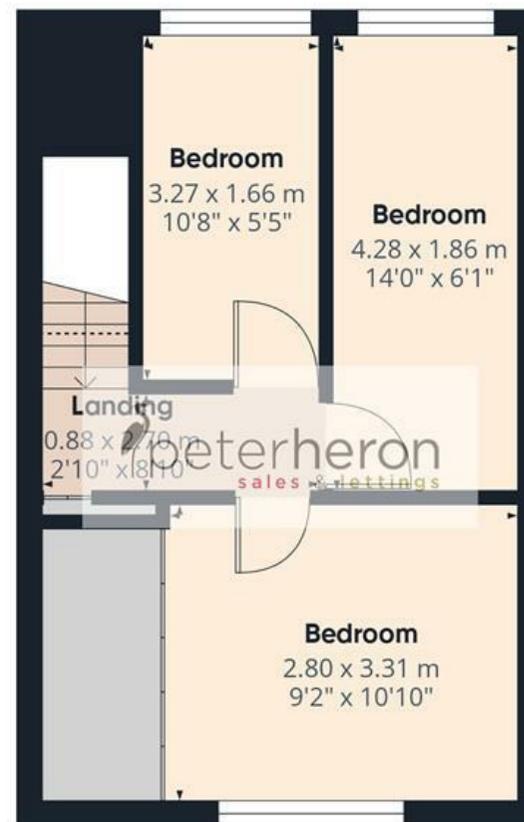
## Ombudsman

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



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

80.2 m<sup>2</sup>

863 ft<sup>2</sup>

**Reduced headroom**

0.1 m<sup>2</sup>

1 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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