









An exceptional three bedroom double fronted cottage, comprehensively refurbished and upgraded to provide a stunning level of accommodation, situated on Dunbar Street, one of the ever popular ABC Streets. Internally the immaculately appointed interior is all on one level and includes an entrance vestibule, hall, attractive lounge and a fabulous kitchen, fitted with an excellent range of stylish units and fully integrated appliances. Completing the accommodation is a superb, contemporary bathroom/wc and three bedrooms. Externally there is a forecourt area to the front and a delightful courtyard to the rear with double gates, providing off street parking if required. This convenient location is ideal for local amenities, shopping facilities, schools, Sunderland Royal Hospital and provides excellent transport connections. This is an outstanding example of this property type, we therefore have no hesitation in recommend early viewing to fully appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via UPVC entrance door.

Reception Hall



Radiator.

Lounge 15'6" x 14'7"



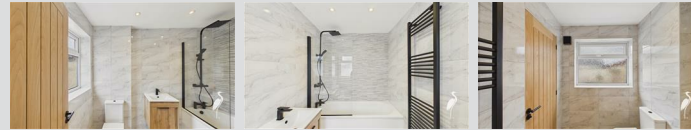
Double glazed window to rear, double radiator and storage built into alcoves. Doors to kitchen and bedroom 2.

Kitchen 8'11" x 14'11"



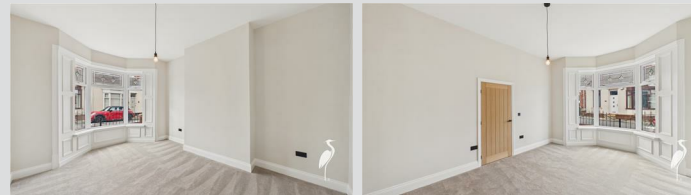
Modern kitchen fitted with a range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer unit with mixer tap, integrated double oven, electric hob and extractor, fridge freezer, washing machine and dishwasher. Vertical radiator, double glazed window, UPVC door to rear and door to bathroom.

Bathroom



Low level WC, washbasin set into vanity unit and bath with dual head waterfall shower over, heated towel rail and double glazed window.

Bedroom 1 12'2" x 14'7"



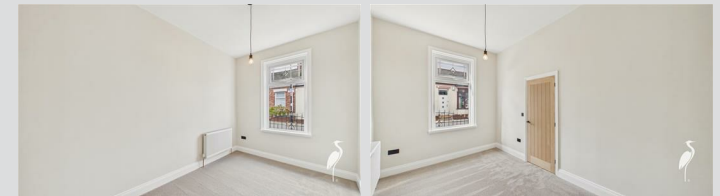
Double glazed bay window to front and double radiator.

Bedroom 2 8'11" x 14'7"



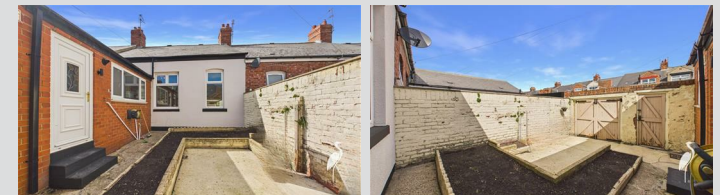
Double glazed window to rear and double radiator.

Bedroom 3 8'2" x 14'7"



Double glazed window to front and double radiator.

Outside



Enclosed courtyard to rear with double gates providing off street parking.

Council Tax Band

The Council Tax Band is Band B.

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

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

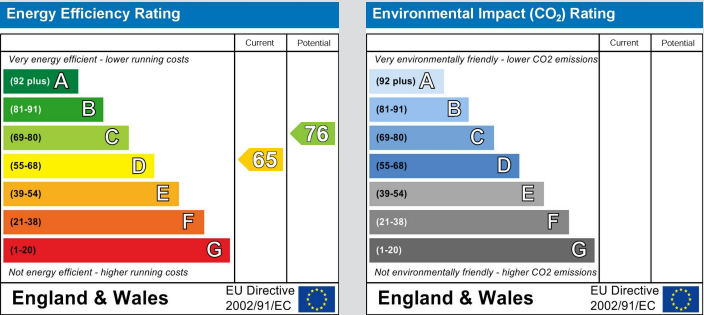
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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Approximate total area⁽¹⁾

82.8 m²

892 ft²

(1) Excluding balconies and terraces

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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