









This two bedroom mid terrace Victorian cottage sitting along this street which is in close proximity to all local amenities offers an excellent opportunity to investor landlords and first time buyers. The property internally features a reception hall, living room, kitchen, two bedrooms and a bathroom and externally has a courtyard to the rear with off street parking accessed via double gates. Benefiting from gas central heating and UPVC double glazing, the property is available at a very competitive asking price and should be viewed as a matter of urgency.

MAIN ROOMS AND DIMENSIONS

Reception Hall

with laminate flooring and radiator

Lounge 15'8" x 11'1"



UPVC double glazed window to rear elevation, fireplace, radiator

Breakfasting Kitchen 10'5" x 14'5"



Base and eye level units with working surfaces and sink. Space for fridge/freezer, plumbing for automatic washing machine, UPVC double glazed window to side elevation, floor tiles, dining area

Bedroom One (front facing) 14'6" x 14'10"



UPVC double glazed bay window to front elevation, radiator

Bedroom Two (rear elevation) 11'10" x 7'2"



UPVC double glazed window, radiator, laminate flooring

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Bathroom



Low level W.C., wash basin, panelled bath with mixer tap, attractive white suite with tile effect lined walls and floor, heated towel rail, UPVC double glazed window to side elevation

Outside

Forecourt to front, enclosed courtyard to rear with off street parking accessed via double gates.

Council Tax Band Info

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.

Sales Viewing Arrangements

To arrange an appointment to view this property contact us

on 0191 5103323, Option1 or book a viewing online at peterheron.co.uk

Opening Hours

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm

Important Notice Section 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. 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.

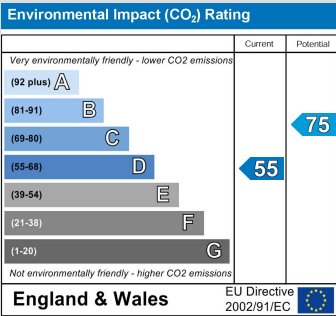
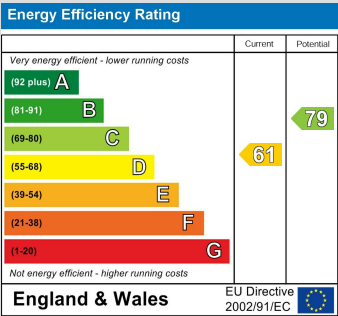
Important Notice Section 2

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.

Ombudsman let

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



Visit www.peterheron.co.uk or call 0191 510 3323