



This two bedroomed mid terraced property is superbly located within walking distance of many excellent amenities including Sunderland Royal Hospital, The University, Millfield Metro Station, Pallion and Chester Road shopping areas and only a few minutes drive from Sunderland City Centre with easy commuting from major roads. The accommodation comprises:- entrance lobby, entrance hall, master bedroom, lounge, kitchen/diner, lobby, and ground floor bathroom. Stairs to a further double bedroom with dormer window. Externally there is a forecourt to the front with wall enclosure, and an enclosed courtyard to the rear. Benefitting from UPVC glazing (where stated) and gas central heating.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC glazed door to

Entrance Hall

Single radiator, built-in storage cupboard.

Bedroom 1 14'8" x 11'8"

Alcoves, single radiator, UPVC bay window to front.

Lounge 13'0" x 11'8"

Feature fireplace with gas fire, single radiator, UPVC window to rear, single radiator.

Kitchen/Diner 15'1" x 6'10"

Fitted kitchen floor and wall units co-ordinating worktops, sink unit/mixer tap, built-in gas hob/oven, tiled splash backs, single radiator, combo boiler, UPVC window to side, plumbing for automatic washing machine.

Lobby

UPVC glazed door to side.

Bathroom 7'9" x 7'0"

Low level WC, pedestal basin and bath with overhead electric shower, UPVC window to side. Double radiator.

First Floor Landing

Bedroom 2 17'3" x 10'5"

Single radiator, under eaves storage, UPVC dormer window to front.

Outside

Forecourt to front and an enclosed courtyard to rear with gated access.

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. 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

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.

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.

Viewing Fawcett Street

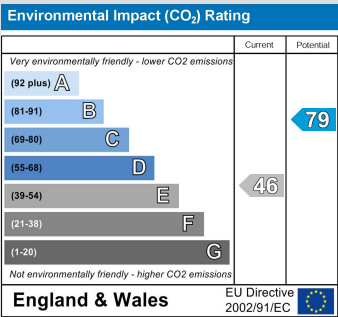
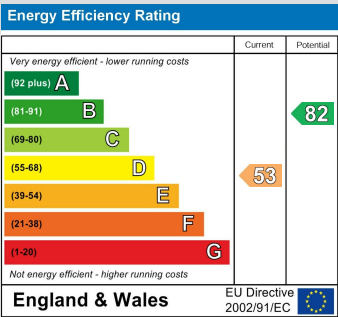
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323, Option1.

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.



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