









This stunning double fronted cottage boasts spacious and stylish accommodation throughout. Internally to the ground floor there is a reception hall, lounge, dining room with stairs to the spacious loft space, modern fitted kitchen, two double bedrooms and an impressive contemporary bathroom with free standing bath and walk in shower enclosure. Externally there is a forecourt area to the front and a delightful courtyard to the rear with built in bar. This convenient location 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. We highly advise early viewing to appreciate the standard of accommodation on offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall



Lounge 13'7" x 15'9"



Double glazed window to rear, radiator and electric fire. Opening into dining room. Door to kitchen.

Dining Room 13'7" x 7'4"



Double glazed window to rear, radiator and stairs to first floor.

Kitchen 14'7" x 8'2"



Range of modern wall and base units countertops over incorporating 1 1/2 bowl sink and drainer unit mixer tap. Integrated oven, electric hob and hood. Space for fridge freezer, washing machine, tumble dryer. Radiator and wall mounted boiler. Double glazed window and UPVC door to rear. Door to rear hall.

Rear Hall

Door to bathroom and separate WC.

Bathroom



Low level WC and washbasin vanity unit, freestanding bath and walk in shower cubicle with dual head waterfall shower, heated towel rail and double glazed window to rear.

Separate WC



Low level WC and washbasin, radiator and double glazed window to rear.

Bedroom 1 13'8" x 12'6"



Double glazed bay window to front and radiator.

Bedroom 2 13'7" x 7'5"



Double glazed window to front and radiator.

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MAIN ROOMS AND DIMENSIONS

Loft Space 17'10" x 19'8"



Velux window and storage cupboard.

Outside



Block paved rear garden with access door to rear lane. Built in bar with drinks fridge and UPVC double glazed French doors.

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

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. 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.

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 or book viewing online at peterheron.co.uk

Opening Times

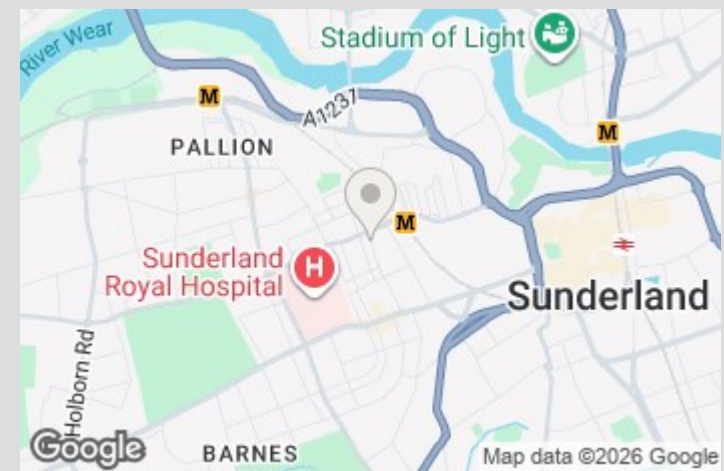
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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

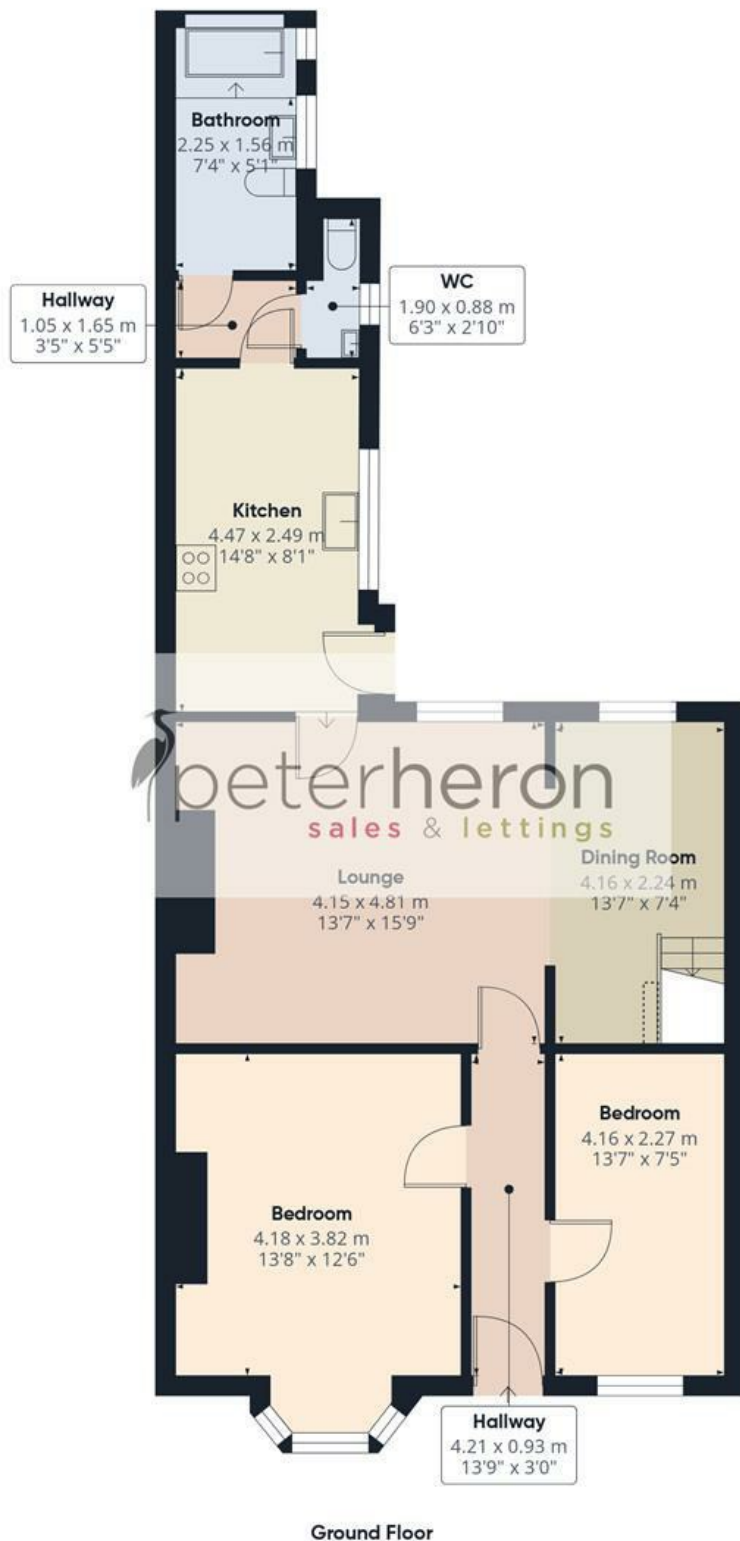
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		62	71
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	



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Approximate total area⁽¹⁾

104.9 m²

1129 ft²

Reduced headroom

13.2 m²

142 ft²

(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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