









This well presented and spacious two bedroom and two reception room mid terrace home, is conveniently located for local amenities, Sunderland City centre and transport links. Internally, the accommodation on the ground floor includes an entrance hall, lounge, dining room and kitchen. To the first floor there are two double bedrooms and contemporary bathroom/wc. Externally there is an enclosed courtyard with off street parking. Early viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Vestibule

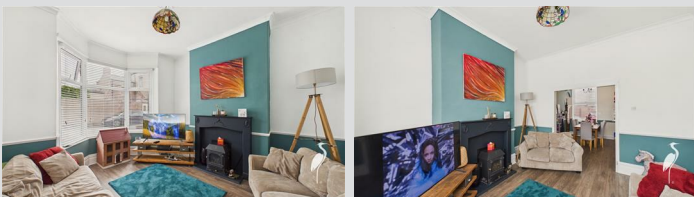
Inner glazed door to hall.

Reception Hall



Radiator and stairs to first floor with storage under.

Lounge 12'1" x 11'8"



Double glazed bay window to front, radiator and stove fire. Open plan into dining room.

Dining Room 9'8" x 12'0"



Double glazed window to rear and radiator.

Kitchen 7'11" x 10'6"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hob and hood, fridge freezer and washing machine. Double glazed window and UPVC double glazed door to rear.

Half Landing

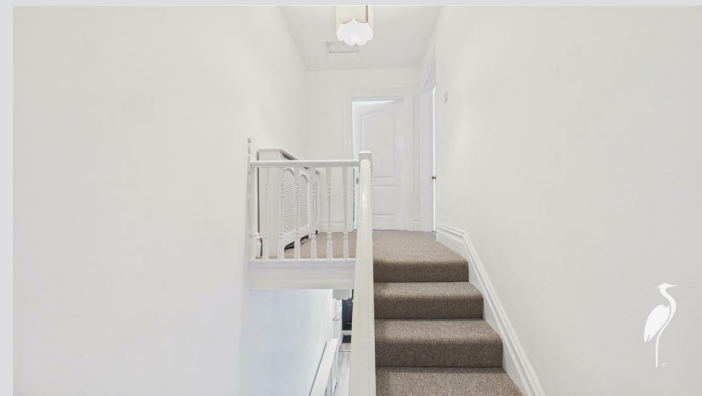
Door to bathroom and stairs to first floor landing.

Bathroom 7'9" x 8'7"



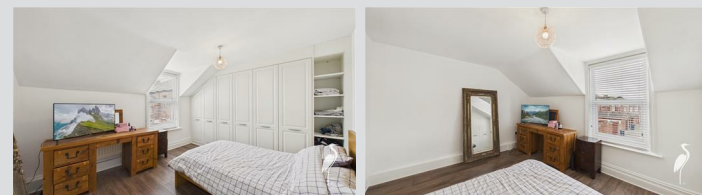
Bath with rainfall shower and shower tap, vanity unit comprising low level wc and washbasin. Heated towel rail, storage cupboard and double glazed window.

First Floor Landing



Radiator and access point to loft.

Bedroom 1 12'5" x 11'8"



Double glazed window to front, radiator and built in wardrobes.

Bedroom 2 9'9" x 12'1"



Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Outside



Rear courtyard with double gates providing space for off street parking.

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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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

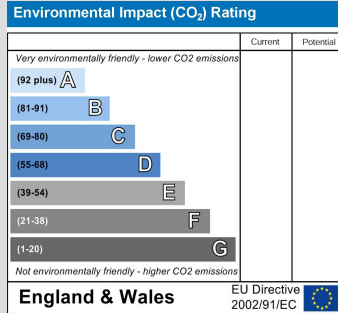
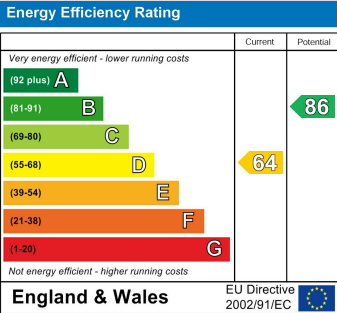
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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⁽¹⁾

81.4 m²

877 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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